

GOOGLE PROJECT

COVID-19 Emergency - In alignment with the County Public Health Order, community engagement has transitioned to virtual meetings, informational videos, and online surveys.

Please visit diridonsj.org/fall2020 for a list of public engagement activities on all Diridon Station Area projects, including the Google Project.

LEARN ABOUT THE DOWNTOWN WEST PROJECT:

- Watch [City Staff's video](#) on the project background and review process ([English](#), [Spanish](#), [Vietnamese](#)).
- Watch [Google's video](#) on details of the proposed project and their updated March 2021 [presentation](#).
- See documents and details in the Plan Set section below.
- Comments on the project were accepted through January 11, 2021. Please James Han, City Planner, for further information: james.han@sanjoseca.gov

All comments and questions submitted through emails or feedback forms (now closed) will be posted at www.diridonsj.org and downtownwestadminrecord.com. The City cannot guarantee that any personal identifying information will be removed from public records.

This webpage provides information on the proposal, review process, and public meetings for Google's "Downtown West Mixed-Use Plan" project.

For questions about the project, email: James.Han@sanjoseca.gov

Google, Inc. (Google) submitted an initial application on October 10, 2019 to the Planning Division for the "Downtown West Mixed-Use Plan."

DOWNTOWN WEST PLAN SET & PROJECT DESCRIPTION

On March 1, 2021, Google submitted updated plans and documents, as listed below, that are reflective of public comments and discussions with City staff. View Google's [presentation](#) on what's new in these updated plans.

- [Cover Letter](#)
- [Planned Development Zoning District General Development Plan](#)
- [Downtown West Design Standards and Guidelines Draft \(Reduced Size\) PD Permit](#)
- [Amendments to Envision 2040 General Plan](#)
- [Project Specific Downtown West 2014 DSAP Amendments](#)

- [Project Specific Downtown West 2014 DSAP Amendments Redline](#)
- [Historic Preservation Permit](#)
- [Vesting Tentative Map](#)
- [Vesting Tentative Map Cross Sections](#)
- [Downtown West Improvement Standards](#)
- [Infrastructure Plan](#)
- [Infrastructure Plan Sheets](#)
- [Encroachment Diagram Conceptual Utilidor Plan](#), updated March 8, 2021
- [Implementation Guide](#)
- [Applicant Response to City Comments](#)

On October 7, 2020, Google submitted updated plans and new documents, as listed below, that enable the City to complete its review of the project, and the City published the [draft environmental impact report \(DEIR\)](#) for the project.

- [Cover Letter](#)
- [Planned Development Zoning District General Development Plan](#)
- [Downtown West Design Standards and Guidelines Draft \(Reduced Size\) PD Permit](#)
- [Amendments to Envision 2040 General Plan](#)
- [Amendments to 2014 DSAP](#)
- [Southern Pacific Depot Landmark Boundary Amendment](#)
- [San Jose Water Company Landmark Boundary Amendment](#)
- [Historic Preservation Permit](#)
- [Title Reports](#)
- [Vesting Tentative Map Sheets](#)
- [Vesting Tentative Map Right-of-way Vacations and Dedications](#)
- [Public Encroachment Permit Plan Set](#)
- [Downtown West Improvement Standards](#)
- [Infrastructure Plan](#)
- [Infrastructure Plan Sheets](#)
- [Airport Land Use Commission Referral](#)
- [Project Features](#)
- [Applicant Response to Initial Submittal Comments](#)

Here is the initial **Oct. 10, 2019** [plan set](#) (15MB pdf file). This initial application provided a conceptual framework and broad description of the location and distribution of proposed land uses, along with the utility and mobility infrastructure to enable and serve those uses.

Project Description - Updated Submittal

The Diridon Station Area Plan (DSAP) adopted by the City Council in 2014 established a long-term goal of creating a vibrant, mixed-use urban destination adjacent to a new intermodal transit station to support the City's growth policies. While acknowledging the fundamental importance of transit infrastructure, the DSAP emphasizes the importance of experiential qualities that would enhance both the local area as well as broader San José by creating:

- A local and regional destination.
- A lively public realm that fosters walking, biking, and transit integrated with a variety of public spaces.
- Distinctive architecture and civic spaces that reflect Silicon Valley's spirit of innovation and San José's rich history; and
- A strong sense of place as an identifier for San José as the center of Silicon Valley, the capital of the technology world.

Google's application for the redevelopment of approximately 80 acres of the DSAP area's 250 acres seeks to build upon and implement the DSAP vision, while recognizing evolving realities and aspirations since the plan's original adoption in 2014.

The Downtown West Mixed-use Project proposes the construction of:

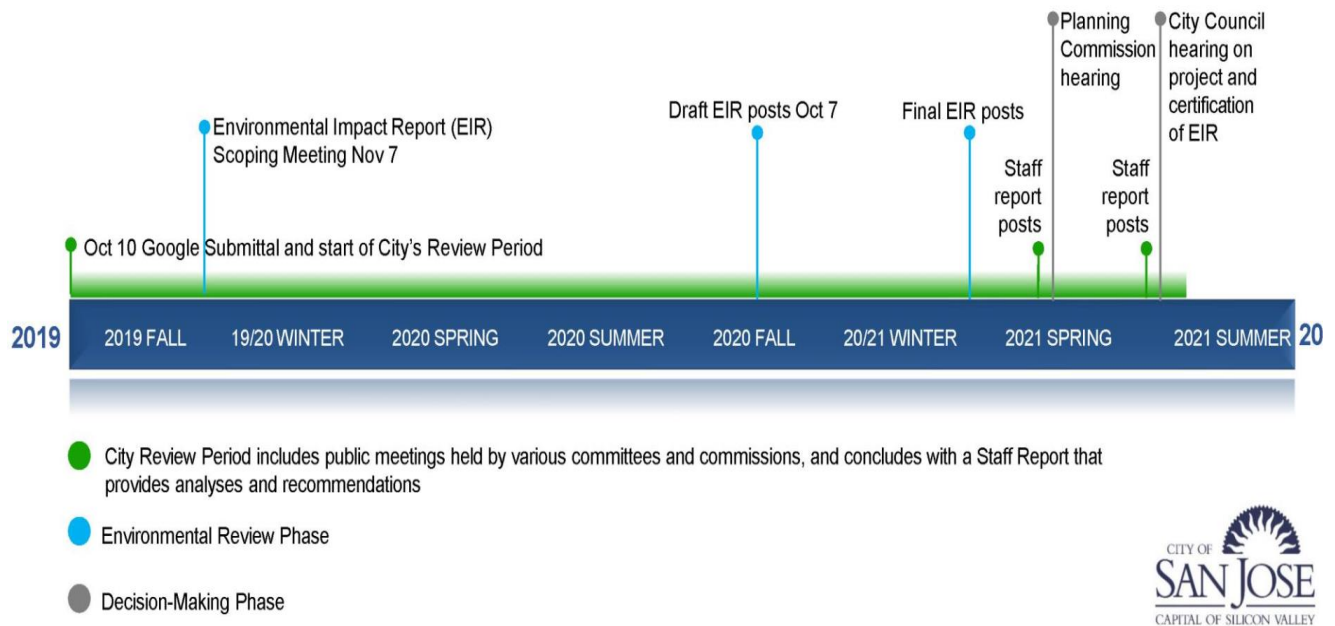
- Up to 7.3 million gross square feet (GSF) of office space, including approximately 1 million GSF on the previously entitled San Jose Water Company Building site east of Los Gatos Creek;
- 4,000 units of new housing (Draft EIR clears up to 5,900 units);
- Up to 500,000 GSF of active uses (retail, cultural, arts, etc.);
- 100,000 GSF of event space, hotel use (up to 300 rooms), and limited-term corporate accommodations (up to 800 rooms);
- 15 acres of parks and open space; and
- Infrastructure and utilities.

See also this [graphic](#) that summarizes the project's proposed land uses.

REVIEW PROCESS & TIMELINE

Given emergency circumstances: The targeted Planning Commission and City Council hearings on the Google's Project have been shifted to Spring 2021. The ongoing emergency response could further affect this timeline.

The following timeline graphic shows the estimated schedule for the project review process:



City Staff Review Period - Google’s initial submittal on October 10, 2019 commenced a City staff review period that extends through the posting of the Staff Report to the Planning Commission and City Council. Staff across multiple City departments as well as various City committees and commissions are reviewing the proposed project for adherence to the policies and objectives of Envision San Jose 2040 General Plan and other City policies, as well as local, state and federal laws.

Environmental Review Phase - The Planning Division environmental team is reviewing Google’s proposal to ensure compliance with the California Environmental Quality Act (CEQA). Environmental review begins with a Notice of Preparation (NOP) and a public Environmental Impact Report (EIR) Scoping Meeting. This meeting is an opportunity to capture any public concerns that are in the purview of the California Environmental Quality Act (CEQA) process. These concerns will be reflected in the Draft EIR. Written comments on the Draft EIR will then be reflected in the Final EIR. Find details on the project’s EIR webpage.

Environmental Leadership Development Project Application - For this project, Google applied to the State’s AB 900 program. AB 900, known as the Jobs and Economic Improvement through Environmental Leadership Act (California Public Resources Code Sections 21178-21189.3), passed in 2011. For large development projects that both create jobs and meet a high standard of public benefits, AB 900 facilitates timely delivery of such community benefits by streamlining the judicial review process of the California Environmental Quality Act (CEQA).

For approved AB 900 projects, any legal challenges to the certification of the Environmental Impact Report (EIR) or the approval of the project described in the EIR is subject to the procedures set forth in Sections 21185 to 21186, inclusive, of the Public Resources Code. Such judicial actions would get filed

in the Court of Appeal, and the Court issues its decision within nine months to the extent feasible. AB 900 does not affect the environmental impact analysis or public engagement under CEQA; in fact, the program enhances transparency requirements for timely posting of all EIR documents and materials on a public website once the draft EIR is circulated for public review.

On December 30, 2019, Governor Newsom certified the Downtown West Mixed-Use Plan (Google project) as an Environmental Leadership Development Project (ELDP). Within ten days of this certification, the lead agency—which is the City of San José—is required to issue a public notice, at the applicant’s expense. This public notice appeared in *The Mercury News* by January 8, 2019.

As a certified AB 900 project, the Administrative Record can be found at <https://downtownwestadminrecord.com>.

Public Hearings & Decision-Making – City staff will report their findings, including comments from a range of agencies, commissions, and committees, to the Planning Commission and the City Council prior to hearings by those decision-making bodies. The staff reports post seven days prior to the hearings. Notifications of public meetings and hearings are sent at least 10 days prior to the meetings/hearings.

MEMOS & COMMENT LETTERS

Formal City memorandums and letters are posted in this section:

- [City Updated December 2020 Comments/Memos](#) - These are comments/memorandums provided to the project applicant based on the project submittals provided on October of 2020.
- [30-Day Initial Comments/Memos Letter](#) - This letter from City staff to the project applicant provides the Planning Division's initial comments and includes attached memorandums from six City Departments containing their respective initial comments.
- [Info Memo](#), posted September 11, 2020 - Provides an update on the State AB 900 program as it relates to Google’s Downtown West project.

MEETINGS & PUBLIC ENGAGEMENT

Please also visit diridonsj.org/fall2020 for a listing of public engagement activities on all Diridon Station Area projects, including the Google Project.

Due to the coronavirus emergency, public engagement has shifted to virtual meetings and online engagement. Public meetings are listed below as they are scheduled.

Historic Landmarks Commission - Public Hearing

Wednesday, March 17, 2021 - 6:30 p.m.

Agenda & Zoom link at [Historic Landmark Commission](#)

Meeting focus: This Historic Landmarks Commission will consider making a formal recommendation on a) amending the boundaries of the San José Water Works City Landmark and amending an existing Historic Preservation Permit to revise the terms of the Permit to be consistent with the proposed Downtown West Mixed-Use Plan project; and b) amending the boundaries of the Southern Pacific Depot (Diridon Station) boundary.

Planning Commission Study Session

Wednesday, December 9, 2020 - 4:30-6:00 p.m.

Agenda & Zoom link at [Planning Commission webpage](#)

Meeting focus: This study session provides opportunity for the Planning Commission to become familiar with the Downtown West updated submittal and the proposed amendment to the Diridon Station Area Plan.

City Council Study Session

Monday, November 16, 2020 - 1:00 p.m.

Agenda and Zoom link will post at the [City Council agendas webpage](#)

Meeting focus: This study session provides opportunity for the City Council to become familiar with the Downtown West updated submittal and the proposed amendment to the Diridon Station Area Plan.

Historic Landmarks Commission - DEIR

Wednesday, November 4, 2020 - 6:30 p.m.

Agenda and Zoom link: Will post seven days prior to the meeting at: <http://www.sanjoseca.gov/HLC>

Meeting focus: The commission will provide feedback on the analysis of historic resources in the draft environmental impact report (DEIR)

Downtown West Community Meeting - Updated Development Application

Monday, October 19, 2020 - 6:30-8:30 p.m.

Zoom teleconference - <https://sanjoseca.zoom.us/j/92905636356>

Phone: (408) 638-0968 + Meeting ID: 929 0563 6356

Meeting focus: The project applicant will present the project and answer questions. City staff will present the City's review and decision-making process. Following the presentations, meeting attendees gathered in small groups to provide feedback. To give input:

- Watch [City Staff's video](#) on the project background and review process ([English](#), [Spanish](#), [Vietnamese](#));
- Watch [Google's video](#) on details of the proposed project;
- Review the updated project submittal below;
- and please submit comments and question for the community meeting on the [Feedback Form](#).

All comments and questions submitted through emails or the Feedback Form will be posted at www.diridonsj.org and downtownwestadminrecord.com. The City cannot guarantee that any personal identifying information will be removed from public records.

Historic Landmarks Commission/Early Referral Meeting

Wednesday, January 15, 2020 - 6:30 p.m.

San Jose City Hall, Wing Rooms 119 - 120

200 E. Santa Clara St. San Jose

Meeting focus: Provide the Historic Landmarks Commission with an early opportunity to comment on landmarks and historic resources within and around the project site. [Meeting agenda and minutes](#).

Downtown West Community Meeting - Initial Development Application

Thursday, December 5, 2019 - 5:30-7:30 p.m.

Dr. Martin Luther King Jr. Library, Room 225

150 E. San Fernando St., San Jose

Meeting focus: This meeting allowed Google, the project applicant, to present the project and answer questions. City staff will also present the City's review and decision-making process. Following the presentations, meeting attendees gathered in small groups to provide feedback. This input is being summarized and will be posted below when done.

City Review Process PowerPoint – [English version](#), [Spanish version](#)

[Google's presentation](#)

Environmental Impact Report (EIR) Scoping Meeting

Thursday, November 7, 2019 7:00-9:00 p.m.

San Jose City Hall, Wing Rooms 118 - 120

200 E. Santa Clara St. San Jose

Meeting focus: This meeting seeks to capture public input on the Google Project environmental analysis. View our [handout](#) on understanding the EIR and what it evaluates. All documents related to the EIR are listed on the [Downtown West Mixed Use Development](#) webpage under the Planning Division's Active EIRs webpage.

MORE INFORMATION

- www.diridonsj.org - For information and public input surveys on the Diridon Station Area Plan plus the Google Project.
- <https://realestate.withgoogle.com/sanjose/> - Google's website.

CONTACTS

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