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REGULAR MEETING AGENDA

MODIFIED

November 9, 2020

6:00 - 8:00 p.m.

Zoom Webinar

Link: <https://sanjoseca.zoom.us/j/99443238889>

Webinar ID: 994 4323 8889

Phone numbers: 1-408-638-0968, 1-213-338-8477, 1-888-475-4499 (Toll Free), 1- 877-853-5257  
(Toll Free), International numbers available: <https://sanjoseca.zoom.us/u/abAJOSQ4xO>

Please visit here to view the meeting: <https://www.sanjoseca.gov/your-government/watch-a-meeting>. Refer to the [SAAG webpage](#) to register for the webinar and to view materials sent to the SAAG prior to this meeting. Visit [www.diridonsj.org](http://www.diridonsj.org) for additional background information on the projects affecting the Diridon Station Area.

**Meeting Purpose**

- Provide an overview of community engagement activities since the last SAAG meeting and a preview of upcoming engagement events.
- Provide an update on the Downtown West project, including results from the October 19<sup>th</sup> Community Meeting and interim insights on the Development Agreement.
- Provide an overview of the Draft Amended Diridon Station Area Plan (DSAP), an update on Draft Diridon Station Area Affordable Housing Implementation Plan, and information on the small business context in the Diridon Station Area.

**I. Welcome and Introductions**

**II. Meeting Minutes for SAAG Meeting on September 16, 2020**

Recommendation: Approve the [meeting minutes from the September 16, 2020 meeting](#).

**III. General Process and Community Engagement Update**

City staff will provide an overview of the key milestones that have occurred since the last SAAG meeting and an updated timeline of the multiple planning processes affecting the Diridon Station Area. Staff will also summarize upcoming community engagement opportunities, as described here: [www.diridonsj.org/fall2020](http://www.diridonsj.org/fall2020).

#### **IV. Diridon Station Area Updates**

City staff will provide updates on several planning processes affecting the Diridon Station Area. First, staff will provide an overview of the Draft Amended Diridon Station Area Plan (DSAP), which was released for public review on October 27. City staff will also provide an update on the Draft Diridon Station Area Affordable Housing Implementation Plan and summarize an assessment of the small business context. Following the presentation, the SAAG will have opportunity to ask questions and provide feedback.

To prepare for the discussion, please review the project documents and background information available at: <https://www.diridonsj.org/fall2020-dsap>.

#### **V. Downtown West Update**

City staff will present updates on Google's proposed project (Downtown West Mixed-use Plan), including updates on the development and environmental review processes and the results of the October 19, 2020 Community Meeting. City staff will also share interim insights on the Development Agreement. Following the presentation, the SAAG will have opportunity to ask questions and provide feedback.

To prepare for the discussion, please review the project documents and resources available at: [www.sanjoseca.gov/GoogleProject](http://www.sanjoseca.gov/GoogleProject) and <https://www.diridonsj.org/fall2020-google>.

#### **VI. Public Comment**

Members of the Public are invited to speak on any item that is within the subject matter jurisdiction of the Advisory Group. Meeting attendees are usually given two (2) minutes to speak on any discussion item and/or during open forum; the time limit is in the discretion of the Chair of the meeting (City staff and its consultants) and may be limited when appropriate. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Advisory Group.

#### **VII. Adjournment**

**\* COVID 19 NOTICE \***

**Consistent with the California Governor's Executive Order No. N-29-20, Resolution No. 79485 from the City of San José and the Santa Clara County Health Officer's March 16, 2020 Shelter in Place Order, the SAAG Meeting will not be physically open to the public and the SAAG Members will teleconference from remote locations.**

**Members of the public may view, participate, and listen to the meeting by following the instructions listed on the top of the first page of this agenda.**

#### **Electronic device instructions:**

For participants who would like to join electronically from a PC, Mac, Ipad, iPhone or Android device, please click this URL: <https://sanjoseca.zoom.us/j/99443238889>. Please ensure your

device has audio input and output capabilities. During the session, if you would like to comment, please use the 'raise hand' feature in Zoom conference call.

1. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
2. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.
3. When the Chair calls for the item on which you wish to speak, click on "raise hand." Speakers will be notified shortly before they are called to speak.
4. When called, please limit your remarks to the time limit allotted.

**Telephone device instructions:**

For participants who would like to join by phone, please dial +1-408-638-0968 or 888-475-4499 (Toll Free) and when prompted, enter meeting ID: 994 4323 8889. Click \*9 to raise a hand to speak.

**Public Comments prior to meeting:**

If you would like to submit your comments prior to or during the meeting, please e-mail them to [lori.severino@sanjoseca.gov](mailto:lori.severino@sanjoseca.gov). Comments received will be included as a part of the meeting record but will not be read aloud during the meeting.

***The City of San José is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public.***

You may speak to the SAAG about any discussion item that is on the agenda, and you may also speak during Public Comments on items that are not on the agenda and are within the subject matter jurisdiction of the SAAG. Please be advised that, by law, the SAAG is unable to discuss or take action on issues presented during Public Comments. Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the SAAG unless listed on the agenda, which has been posted not less than 72 hours prior to meeting.

Agendas, Staff Reports, and some associated documents for the SAAG items may be viewed on the Internet at [www.diridonsj.org/saag](http://www.diridonsj.org/saag).

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Manager, 200 East Santa Clara Street, 17<sup>th</sup> Floor, San José, California 95113, at the same time that the public records are distributed or made available to the legislative body. Any draft resolutions or other items posted on the Internet site or distributed in advance of the commission meeting may not be the final documents approved by the commission. Contact the Office of the City Manager for the final document. On occasion the SAAG may consider agenda items out of order.

The SAAG meets occasionally at 6:00 or 6:30 p.m., with special meetings as necessary. If you have any questions, please direct them to the SAAG staff. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

**To request an accommodation or alternative format under the Americans with Disabilities Act for City-sponsored meetings, events or printed materials, please call (408) 294-9337 (TTY) as soon as possible, but at least three business days before the meeting.**

**Please direct correspondence and questions to:**

City of San José  
Attn: Lori Severino  
200 East Santa Clara Street  
San José, California 95113  
Email: [lori.severino@sanjoseca.gov](mailto:lori.severino@sanjoseca.gov)  
Tel: 408-599-9567 (Attn: Elisabeth Handler)



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# Planning for the Diridon Station Area

## *Fall 2020 Outreach and Engagement*

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In Fall 2020, the City shared several new and updated documents related to the Diridon Station Area and conducted a round of outreach and engagement to gather reactions to these draft documents and feedback on how these major projects are progressing as they approach decision points (targeting Spring 2021). During this period, there were a range of [virtual engagement events](#) for sharing information and gathering feedback on the draft plans. We really appreciate the time and input from the many community members that participated! See this [Fall 2020 Summary](#) for an overview of the events and key feedback themes, and visit the links below to learn more about the draft documents and engagement events.



City staff is now considering all the input gathered through the feedback forms and Fall 2020 events as they prepare for the public hearing process. This includes making changes to the Draft Amended DSAP and Draft Diridon Affordable Housing Implementation Plan, completing the development review process for the Downtown West project, and preparing staff recommendations. Additionally, the City is conducting community engagement on the Downtown Transportation Plan and citywide Access & Mobility Plan (see [movesanjose.org](https://movesanjose.org) for more information).



[Google's Updated Submittal  
for the Downtown West  
Mixed-Use Plan](#)



[Draft Diridon Station Area  
Plan \(DSAP\) Amendments](#)



[Draft Diridon Affordable  
Housing Implementation  
Plan](#)

## Upcoming Engagement Events

*There are no upcoming events. We may schedule additional events and engagement opportunities in early 2021, leading up to the public hearings targeted for Spring 2021. Stay tuned!*

[VIEW EVENTS CALENDAR](#)

## Previous Engagement Events



## Development Agreement for the Downtown West Project

A virtual community meeting to learn about and share feedback on the staff-recommended Downtown West Development Agreement.

Apr 17, 2021 ·  
10:00 AM – 12:00 PM

## (SAAG) Virtual Meeting

A regular meeting with the City's SAAG to provide a process update and discuss the Downtown West Development Agreement.

Apr 14, 2021 ·  
6:00 PM – 9:00 PM

## on Downtown West's District Utilities Program

City staff will provide an overview of the District Systems program in Google's proposed Downtown West project

Mar 25, 2021 ·  
1:30 PM – 5:00 PM

## area work?

A virtual event to learn about the City of San Jose's plans and policies in the works, best practices from transit-light hubs in other communities, the role of transit in moving people, and ways that community members can get engaged in the ongoing planning process.

Mar 8, 2021 ·  
6:00 PM – 7:00 PM

## Parks and Recreation Commission: Downtown West's Open Space Plan

Recommendations related to Downtown West's Open Space Plan

Mar 8, 2021 ·  
5:30 PM – 7:30 PM

## Airport Land Use Commission

County of Santa Clara ALUC will host this referral hearing for a Determination of Consistency with the adopted Comprehensive Land-Use Plan (CLUP) for the San José International Airport

Dec 16, 2020 ·  
6:00 PM – 7:30 PM

## Diridon Experience Workshop

An interactive workshop to reflect on experiences and generate ideas about public space

Dec 10, 2020 ·  
6:00 PM – 7:30 PM

## Planning Commission Study Session on the Downtown West Project

A study session on the Downtown West Mixed Use Project.

Dec 9, 2020 ·  
4:30 PM – 6:00 PM

## Community Meeting: Diridon Station Area Plan

The city is hosting a virtual community meeting to discuss the Draft Amended DSAP

## Planning Commission Study Session on the Diridon Station Area

A study session on the Diridon Station Area

## Community Workshop: Artists/Creatives

Catalyze SV, San Jose Jazz, genARTS Silicon Valley, San Jose Arts Advocates, and the City are hosting this interactive virtual

## Resident Cafecito

SOMOS Mayfair is hosting a virtual discussion with community members about changes occurring in the Diridon Station Area,



Dec 3, 2020 ·  
6:30 PM – 8:00 PM

## Diridon Station Joint Policy Advisory Board Meeting

This is a quarterly meeting of the Diridon Station Joint Policy Advisory Board

Nov 20, 2020 ·  
3:00 PM – 5:00 PM

## Housing and Community Development Commission: Draft Diridon Affordable Housing Implementation Plan

A presentation on the Draft Affordable Housing Implementation Plan for the Diridon Station Area (to be published in advance)

Dec 2, 2020 ·  
4:30 PM – 6:00 PM

## Parks and Recreation Commission: Downtown West's Draft Open Space Plan

A presentation by Google to provide information on the Draft Open Space Plan for the Downtown West Mixed-Use Development Project

Nov 18, 2020 ·  
6:00 PM – 8:00 PM

## Station Area Advisory Group (SAAG) Virtual Meeting

A regular meeting with the City's SAAG to discuss an update on the Downtown West Development Agreement and Diridon Station Area Plan documents.

Nov 9, 2020 ·  
6:00 PM – 8:00 PM

## conversation about the Diridon Station Area

Nov 21, 2020 ·  
2:00 PM – 4:15 PM

## City Council Study Session

City staff will provide an update on Google's Downtown West Mixed-Use Plan and plans for the Diridon area, including the Diridon Station Area Plan (DSAP) Amendment process and the Affordable Housing Implementation Plan

Nov 16, 2020 ·  
1:00 PM – 4:00 PM

## Historic Landmarks Commission (Downtown West Draft EIR)

A presentation on the historic resource analysis and findings in the Draft Environmental Impact Report for the Downtown West Project

Nov 4, 2020 ·  
6:30 PM – 10:00 PM

Nov 20, 2020 ·  
5:00 PM – 6:30 PM

## Transit, Walking, and Biking in the Diridon Station Area

A virtual meeting to discuss the changes planned for the Diridon Station Area and implications for transit riders

Nov 13, 2020 ·  
12:00 PM – 1:00 PM

## Parks and Recreation Commission: DSAP Open Space and Public Life

A presentation to provide information on the draft open space and public life chapter in the Draft Amended Diridon Station Area Plan.

Nov 4, 2020 ·  
5:30 PM – 8:00 PM





## Additional Background Information

There have been several rounds of public engagement that have informed the evolution of the Diridon area projects.

- The [2018 engagement process](#) affirmed that the overall vision for the area had not changed and 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.
- In 2019, the focus of engagement was on the [Diridon Integrated Station Concept Plan](#), which generated feedback on the future station's design, layout, access, and effects on and integration with surrounding neighborhoods.
- In fall 2019, the City sought feedback on: Google's application for a mixed-use development project, the type of changes under consideration for the DSAP, and the scope of areawide studies (see the handouts and boards on the [Resources](#) page).
- In [Spring 2020](#), staff shared draft concepts for public feedback and gathered input to inform the Downtown West Project.

This Fall 2020 round is an especially important time for providing feedback on the development and environmental review processes, as draft documents are now available for reaction. City staff will consider all the input gathered during this Fall 2020 engagement round in the next phase of work - revising the draft plans, completing their project review, developing staff recommendations, and preparing staff reports. This next phase will culminate in the public hearing process and a final decision by City Council. Spring 2021 is the target for City Council consideration of Google's Downtown West Mixed-Use Plan, the Amended DSAP, and the Diridon Affordable Housing Implementation Plan.

The Downtown West Development Agreement, which will include a community benefits plan, is running on a concurrent path as the development review and environmental review processes. The Fall 2020 round involved updates on the Development Agreement and continued engagement on community benefits. In early 2021, there will be a [Station Area Advisory Group](#)



meetings for additional information on the Development Agreement process.

# Helpful Links

- [Diridon Station Area Plan + Google Project](#)
- [Diridon Station Area Advisory Group \(SAAG\)](#)
- [2018 Community Engagement Process \(Archive\)](#)
- [Contact the project team with any questions](#)
- [Downtown Transportation Plan](#)
- [Downtown West Development Review](#) (includes an overview of the review process, the application, and other project documents)
- [Downtown West Environmental Review](#)
- [Google's project page with a digital engagement exercise](#)

Icons made by Freepik from [www.flaticon.local](http://www.flaticon.local)

To translate  
pages, use  
the prompt  
below

- [Diridon Station Area /](#)
- [Google Project](#)
- [Diridon Integrated Station](#)
- [Concept Plan](#)
- [Station Area Advisory Group](#)

- [Resources](#)
- [Archive](#)
- [Contact](#)





September 25, 2020

Raul Perez, Councilmember

Dave Sykes, City Manager

Sent via email

Dear Councilmember Perez 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  
Kevin Christman  
Jake Smith  
Patrice Shaffer

cc: Mayor Sam Liccardo  
Vice Mayor Chappie Jones  
Councilmember Sergio Jimenez  
Councilmember Lan Diep  
Councilmember Magdalena Carrasco  
Councilmember Dev Davis  
Councilmember Maya Esparza  
Councilmember Sylvia Arenas  
Councilmember Pam Foley  
Councilmember Johnny Khamis  
Kim Walesh  
Lee Wilcox  
Kelly Kline  
Nanci Klein  
Toni Taber  
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

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,

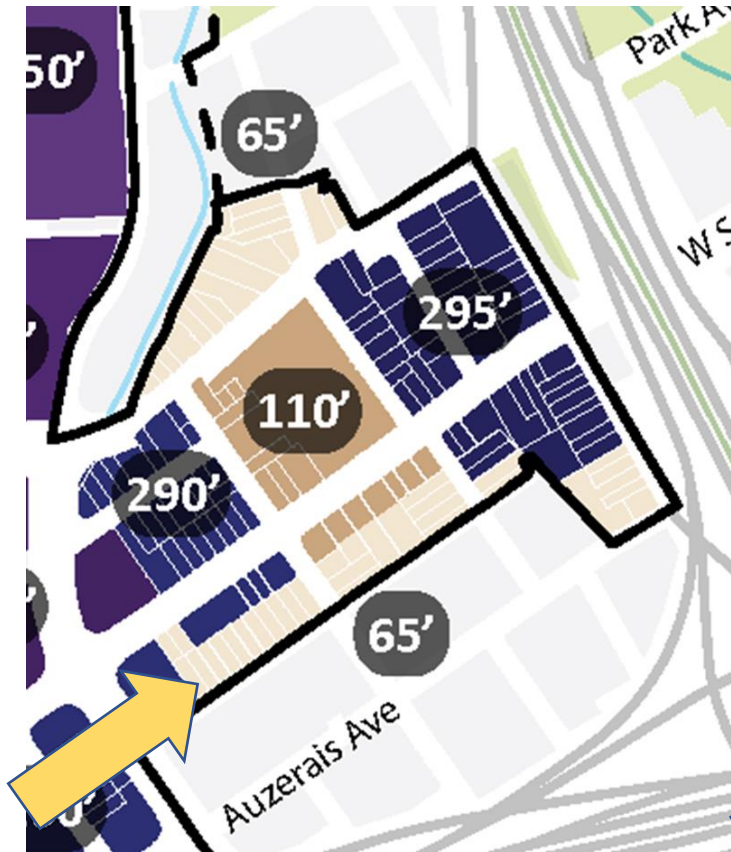
Kathy Sutherland	Bert Weaver
Laura Winter	Sarah Springer
Edward Saum	Harvey Darnell
Helen Chapman	Bill Rankin
Jake Smith	Norma Ruiz
Kevin Christman	



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

# DSAP Heights

**Summer 2020**



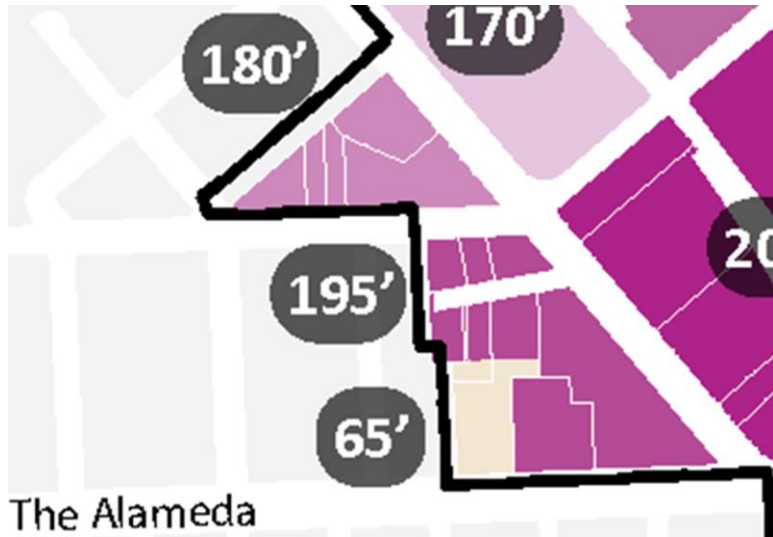
**October 2020**



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



