



**MINUTES OF THE CITY COUNCIL
STUDY SESSION DIRIDON STATION AREA PLANNING/
GOOGLE DOWNTOWN WEST MIXED-USE DEVELOPMENT**

SAN JOSE, CALIFORNIA

MONDAY, NOVEMBER 16, 2020

Consistent with the California Governor’s Executive Order No. N-29-20, Resolution No. 79450 from the City of San José and the Santa Clara County Health Officer’s March 16, 2020 Shelter in Place Order, the City Council meeting was not physically open to the public. Public comments were accepted via eComment, email, by phone/Webinar or online.

The Council meeting was teleconferenced from remote locations and convened the Listening Session at 1:00 p.m.

Present: Council Members - Liccardo, Jones, Jimenez, Peralez, Diep, Carrasco, Davis, Esparza, Arenas, Foley, Khamis.

Absent: Council Members - All present.

Staff: City Manager, David Sykes; Office of the City Manager, Chief of Staff, Lee Wilcox; City Attorney, Nora Frimann; City Clerk, Toni Taber; Deputy City Manager, Kim Walesh; Assistant to the City Manager, Zulma Maciel; and City Clerk’s Office, Yasmin Johnson.

INTRODUCTION

Mayor Sam Liccardo gave an overview of the study session and opened the floor.

The Spanish and Vietnamese interpreters welcomed the public and introduced themselves.

Deputy City Manager, Kim Walesh introduced and thanked the City Staff on this project and began the study session presentation.

Purpose of the study session: To provide an update on progress of three inter-related work efforts shaping future development of the Diridon Station Area: planning for the Diridon Station Area, including amending the 2014 Diridon Station Area Plan and developing other area-wide plans; conducting development review of the Google Downtown West mixed-use project; and negotiating the Development Agreement, including community benefits.

Outcome of the study session: Understand about progress of various staff analysis, consultant studies, and community input in anticipation of Planning Commission and City Council consideration of recommendations in 2021.

2. Overview of Process: Looking Back, Looking Forward

Deputy City Manager, Kim Walesh offered the presentation.

The presentation included the concept layout, the community input, the DISC (Diridon Integrated Station Concept) partnership, the Diridon Station Area Plan, information on Google seeking to locate in San José, the ENA (Exclusive Negotiations Agreement), the first year engagement launch process, (MOU) the memorandum of understanding approved in December 2018, the 18 MOU shared goals for San José and Google, the sale of public lands at fair market value in December of 2018 to Google, Google's Downtown West project, the coordinated planning efforts, the community engagement process in 2018, 2019, and 2020, the DSA (Diridon Station Area) community engagement to date, drafted documents released in the Fall of 2020, the Diridon engagement calendar of events, and the timeline for the Fall, Winter, and Spring of 2021 and decades beyond if approved.

The Shared Vision for Development Project: to create a vibrant, welcoming, and accessible urban destination consisting of a mix of land uses that are well integrated with the intermodal transit station, adjacent neighborhoods, and Downtown.

The Commitments: place making, social equity, economic development, environmental sustainability, and financially viable private development.

The Intention: to collaborate and innovate to increase opportunities for the local community and create new models for urban and workplace design and development.

3. Planning for the Diridon Station Area, including Amending the 2014 Diridon Station Area Plan and Developing Other Area-wide Plans

Director, Department of Planning, Building and Code Enforcement, Rosalynn Hughey; Division Manager, Department of Planning, Building and Code Enforcement, Timothy Rood; Deputy Director, Department of Parks and Recreation and Neighborhood Services, Nicole Burnham; Deputy Director, Department of Transportation, Jessica Zink; Deputy Director, Planning Department, Robert Manford; Director of Housing, Jacky Morales-Ferrand; Deputy City Manager, Kim Walesh, and Diridon Station Civic Engagement Manager, Office of Economic Development, Laurie Severino offered the presentation.

The presentation included the reasons for the amendments to the plan, the approach, vision, and objectives, by adding an equity lens, the updated thinking on environmental sustainability, the purpose for the new general plan, the orientation to the draft amended DSAP (Diridon Station Amendment Plan), the major changes in the draft such as the northeastern corner along Autumn, and land between Autumn and Los Gatos Creek between Park Ave and San Fernando, new land use concepts, proposed maximum building heights for the Downtown West Project, community input reflected in the building height concepts, the drafted urban design concept, the new regional community center, the completed final sections of the Los Gatos Creek Trail, overall parks and

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3. (Cont'd.)

plaza concepts, the updated public art section that focus on crossroads of engagement, innovation, and ecology, the Diridon Station concept layout, parking and transportation management, the draft Diridon Affordable Housing Implementation Plan, goals, and strategies, Incentive Zoning (IZ) program analysis, the approach to small businesses, and engagement opportunities.

The desired outcomes of parks and public spaces emphasized five community input themes: safety, maintenance, access, trail connectivity, and equity. It showed the value of multiple smaller spaces spread throughout versus fewer larger spaces.

The three key principles and decisions the public agencies made with the concept layout are: to bring people together, be environmentally and economically sustainable, foster community development, social interaction among people, and public life, and to promote social and economic equity.

The 3 P's Housing Plan Approach: production of new affordable units, preservation of existing housing, and protection of vulnerable households from displacement.

4. Conducting Development Review of the Proposed Google Downtown West Mixed-Use Project

Director, Department of Planning, Building and Code Enforcement, Rosalynn Hughey; Division Manager, Department of Planning, Building and Code Enforcement, Timothy Rood; Deputy Director, Department of Parks and Recreation and Neighborhood Services, Nicole Burnham; Deputy Director, Department of Transportation, Jessica Zink; Principal Planner, Planning Department, David Keyon; and Diridon Station Civic Engagement Manager, Office of Economic Development, Laurie Severino offered the presentation.

The presentation included the updated submittals, the project timeline, Google community engagement, the Downtown West Design Standards and Guidelines (DWDSG) orientation, the ecological controls, the open space chapter highlights, the proposal of the Downtown West Open Space, transportation improvements, the district parking proposal, the Assembly Bill 900, and Downtown West engagement opportunities.

The draft environmental impact report purpose: to evaluate and disclose environmental impacts of the project, including the construction. To identify mitigation measures for significant impacts and evaluates project alternatives.

The Three Pathways for the project: development review (entitlements, environmental review (CEQA), and the developmental agreement.

5. Negotiating the Development Agreement, Including Community Benefits

Assistant Director, Economic Development Department, Real Estate, Nanci Klein offered the presentation.

The presentation included the development agreements, the community benefit plan, the public benefits framework, the significant progress on city requirements, the community benefit categories, interim insights, complexities and risks, and the anticipated elements of the Community Benefit Plan.

Council's Direction to Prioritize included: affordable housing, displacement prevention and Community stabilization (including preservation and protection), education training and jobs.

Project Public Benefits: 4,000 homes that include affordable homes, commercial linkage fees for affordable housing, parks and open space, publicly available parking that meets the City's obligation to the SAP Center, Public Art, deep sustainability toward the Climate Smart Goals, and up to 5,700 construction jobs.

Mayor Sam Liccardo opened the floor for Council questions.

COUNCIL QUESTIONS AND FEEDBACK

Deputy City Manager, Kim Walesh; Assistant Director, Economic Development Department, Real Estate, Nanci Klein; Director, Department of Planning, Building and Code Enforcement, Rosalynn Hughey; Deputy Director, Department of Transportation, Jessica Zink; and Deputy Director, Department of Parks and Recreation and Neighborhood Services, Nicole Burnham responded to questions from Council.

Mayor Sam Liccardo opened the floor for public comment.

PUBLIC COMMENT

1. Speakers from the Diridon Area Neighborhood Group (DANG) included: Marry P., Edward S., Kathy Sutherland, Laura Winter, Bill R., and Kevin L. Christman. They addressed the DSAP update, the height changes, concerns to the DSAP EIR document proposed, the Gardner Community Center, the need for more dialogue in the discussion of density versus height, their park requirements and goals, and the potential PDO fee reduction.
2. Katheryn Hedges spoke on the need for lower income resident rates and addressed people being displaced in the Diridon area.
3. Scott Knies spoke on his excitement for the open space, affordable housing, and his concerns with the crane policy.
4. Caller '5140' requested information for the plans of SAP Center, parking concerns, and tax dollars needed.

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Public Comment (Cont'd.)

5. Jonathan B. spoke on his concerns of the future reduction of street networks in the Santa Clara and Autumn Street area and the need for better integration of the projects.
6. Sandra Weber spoke on the need for improved East and West San José transportation connectivity and shared parking agreements.
7. Olivia N. thanked the staff for all their work and addressed Googles work with local unions.
8. Tessa Woodmansee, founder of the Garden Alameda Village Association spoke to civic engagement, community outreach, and the concerns of the amended plan to the Diridon Station.
9. Roland spoke to his excitement of the street plans and the Santa Clara Street Quadrant.
10. Mary H. Doherty spoke on the community impacts of the plan such as displacement.
11. Jeff Morgan, President of First Community Housing spoke on his support for the Diridon Station and Google plan, addressed affordable housing, displacement, and job training.
12. Chad D., representative for the Carpenters local 405 San José Group stated their excitement in helping Google with concept developments ideas and their support for the plan.
13. Chelsea M., on behalf of Destination Home Organization addressed the importance of maintaining affordable housing and low-income households.
14. Ben Leach who is on the Preservation Action Council of San José spoke on the Historic Station House preservation and the importance of it being addressed.
15. Priscilla addressed the community stabilization fund and thanked staff for their efforts.
16. Ken P. spoke on the crane policy, the land surrounding the San José Airports, and keeping the San José Sharks team.
17. Alma R. spoke on rising home prices, displacement, and the community benefit agreement needing to consider that it also affects residents outside the target areas.
18. Alysia V. stated her support for the Downtown West plan and addressed the housing and climate crisis.
19. Olivia Ortiz stated that Google funds need to be used towards low-income housing to prevent displacement and promote community benefits.
20. Nico Nagle addressed his support of the expansion for the City of San José.

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Public Comment (Cont'd.)

21. A speaker urged for strong community governance, the need for one fund rather than multiple funds, and the funds needing to be focused on displacement.
22. Matthew Reed spoke on his support of the staff's housing plans and the importance of maintaining building heights.
23. Alex thanked the staff for all their time and work.
24. Melissa N, loan officer for Housing Trust of Silicon Valley spoke on the unhoused community, economic and social needs, and inclusion of affordable housing.
25. Victor Vasquez stated this plan will not only affect the Downtown San José area but also the East Side of San José, spoke on gentrification, and displacement.
26. Mike a representative for the Preservation Action Council stated the importance of honoring historical landmarks in San José.
27. Marci Gerston spoke on the neighborhoods outside the Diridon area being affected as well such as the East Side of San José and avoiding displacement.
28. A speaker addressed the open space design strategies not being adequate, welcomed, and unclear.
29. Gabriel Hernandez thanked staff for all their work and spoke on affordable housing importance.
30. Matt G. stated the Housing Departments community strategy to end displacement should expand its areas at risk of displacement.

ADJOURNMENT

Mayor Sam Liccardo adjourned the Study Session at 4:41 p.m.

Minutes Recorded, Prepared and Respectfully Submitted by,

DRAFT

Toni J. Taber,
CMC City Clerk

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