



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Rosalynn Hughey

**SUBJECT: GOOGLE'S MIXED-USE
DEVELOPMENT PROJECT
SUBMITTAL**

DATE: October 11, 2019

Approved

Date

10-11-19

INFORMATION

On October 10, 2019, Google submitted a planning application for a mixed-used development proposal in the vicinity of the downtown Diridon Station.

BACKGROUND

The Diridon Station Area Plan (Plan) 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 employment growth policy. The Plan emphasizes the importance of both transit infrastructure and experiential qualities so as to enhance the downtown and broader San José by creating:

- A local and regional destination;
- A lively public realm that fosters walking, biking, and transit integrated with 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 technological world.

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

Project Proposal

The proposed Google Project includes the development of the uses outlined below:

Uses	Proposed
New housing (residential units)	3,000 – 5,900
Office (GSF, Gross Square Feet)*	5,500,000 – 7,300,000
Active Uses such as retail, cultural, arts, etc. (GSF)	300,000 – 500,000
Parks / Public Open Space (acres)	15
Hotel (rooms)	up to 300
Limited-Term Corporate Accommodations (rooms)	up to 800
Event Center (GSF)	100,000
Center Utilities Plant - District Systems (GSF)	100,000
Vehicle Parking	
• Public Parking (spaces)	600 – 2,800
• Residential Parking (0.4 stalls/unit)	up to 2,360
Total Parking	up to 5,460

* New office space of 5,500,000 to 7,300,000 GSF to include approximately 4,500,000 to 6,300,000 GSF within the Plan boundary and approximately 1,000,000 GSF on the previously entitled San Jose Water Company Building site east of Los Gatos Creek.

The application describes the location and distribution of these proposed land uses, the components and arrangement of the conceptual framework that organizes them, and the utility and mobility infrastructure that enable and serve them.

City Review and Decision-Making Process

Staff Review of Planning Application: Google's submittal on October 10, 2019 commences a City staff review period that extends up through the online posting of staff's report and memorandum to the Planning Commission and City Council, anticipated for fall 2020. City staff across multiple departments will review the submittal for adherence to the policies and objectives of Envision San José 2040 General Plan and other City policies and regulations. Other public agencies will also review the project against policies and regulations under their jurisdiction.

Environmental Review: The Planning Division environmental review team will review Google's planning application to ensure compliance with the California Environmental Quality Act (CEQA), which is a requirement for all development proposals. Environmental review of the project begins with the Notice of Preparation (NOP), followed by a public Environmental Impact Report (EIR) Scoping Meeting, scheduled for November 7, 2019 at 7:00 p.m. at the City Hall Wing Rooms. The intent of this meeting is to collect comments on issues under the purview of the California Environmental Quality Act (CEQA) process, i.e., which environmental issues and the extent they should be analyzed in the EIR. The public as well as other agencies will be invited to

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provide comments during the 30-day scoping period. These comments will be reflected in the Draft EIR. Comments on the Draft EIR and responses will then be reflected in the Final EIR.

Decision-Making Process and Public Hearings: As part of the City's review phase, components of the project proposal may go before various City commissions (to be determined). Planning Division staff will then prepare a staff report with their analysis and recommendations to be heard first by the Planning Commission. The staff report is anticipated to include findings and recommendations related to:

- Certification of the Environmental Impact Report (EIR)
- General Plan Amendment
- Diridon Station Area Plan Amendment
- Rezoning
- Tentative Map
- Planned Development Permit and other permits
- City-Google Development Agreement, including Community Benefits

The Planning Commission's recommendation along with an updated staff report (reflecting outcomes of the Commission's hearing and further public comment) will be considered roughly one month later by the City Council, which will make a final decision on the project. An estimated project timeline is attached to this memorandum.

The public will be directed to find the timeline and project information and updates at: www.sanjoseca.gov/GoogleProject.

Public Engagement

In addition to the public meetings associated with above-described environmental analysis and public hearings, the City and the applicant, Google, Inc., will continue to conduct public engagement activities on both the Google Mixed-Use Development Proposal and the planning process for the Diridon Station Area Plan. Please visit www.diridonsj.org for more information.

/s/

ROSALYNN HUGHEY, Director
Planning, Building and Code Enforcement

For additional information, please contact Robert Manford, Deputy Director, at robert.manford@sanjoseca.gov or Timothy Rood, Planning Division Manager, at timothy.rood@sanjoseca.gov.

Attachment: Estimated Timeline: Google Project Submittal & City Review

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