



**AMENDED**

**PLANNING COMMISSION  
STUDY SESSION AGENDA**

**Wednesday, December 9, 2020**

**Commencing at 4:30 p.m.**

**Teleconferenced Meeting**

**The Planning Commission is meeting via teleconference from remote locations in accordance with state and local orders and measures taken as a result of the Covid-19 pandemic.**

**Members of the public may view and listen to the meeting by following the instructions listed on page 2. Additional instructions are provided on page 2 to those members of the Public who would like to comment on agenda items.**

**Maribel Caballero, Chair  
Rolando Bonilla, Vice Chair  
George Casey    Jorge A. Garcia  
Justin Lardinois    Pierluigi Oliverio  
Deborah Torrens**

**Rosalynn Hughey, Director  
Planning, Building & Code Enforcement**

## Note

### 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/95268509512>. 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 or click \*9 to raise hand to speak.

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 telephonically please dial +1-213-338-8477, +1-408-638-0968, 888-475-4499 or 877 853 5257 and when prompted, enter meeting Web Id: [952 6850 9512](https://sanjoseca.zoom.us/j/95268509512). Before or during the Commission meeting, email [PlanningSupportStaff@sanjoseca.gov](mailto:PlanningSupportStaff@sanjoseca.gov) or call 408-535-3505 and provide your name, phone number and what item(s) you would like to speak on. You may also click \*9 to raise a hand to speak.

### Public Comments prior to meeting:

If you would like to submit your comments prior to the meeting, please e-mail [planningsupportstaff@sanjoseca.gov](mailto:planningsupportstaff@sanjoseca.gov) or dial 408-535-3505. Comments submitted prior to the meeting will be considered as if you were present in the meeting.

**AGENDA**  
**ORDER OF BUSINESS**

**WELCOME**

The purpose of the Planning Commission Study Session is to present the Proposed Downtown West Mixed Use Plan to the Planning Commissioners. Submittal documents and links to previous presentations are available at <https://www.sanjoseca.gov/GoogleProject>. Members of the public are welcome to participate. No action will be taken by the Commission.

**ROLL CALL**

**SUMMARY OF HEARINGS**

**1. CALL TO ORDER & ORDERS OF THE DAY**

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## 2. PUBLIC COMMENT

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Public comments to the Planning Commission on non-agendized items. Please contact the Commission in the manner specified on p. 2 of this agenda to comment on any item that is not specified on the agenda. Please use the 'raise hand' feature in Zoom or click \*9 to raise a hand to speak or contact 408-535-3505 to request to speak. Each member of the public may address the Commission for up to three minutes. The commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Planning Commission is limited to the following options:

- Responding to statements made or questions posed by members of the public; or
- Requesting staff to report back on a matter at a subsequent meeting; or
- Directing staff to place the item on a future agenda.

## 3. STUDY SESSION PRESENTATION

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- a. **Downtown West Mixed-Use Plan Proposal: File Nos. GP19-009, PDC19-039, PD19-029, HL20-004, HL20-005, HP20-002, & PT20-027:** 450 West Santa Clara Street (The project site is approximately 81 acres, extends approximately one mile from north to south, and is bounded by: Lenzen Avenue and the Union Pacific Railroad tracks to the north; North Montgomery Street, Los Gatos Creek, the Guadalupe River, State Route 87, South Autumn Street, and Royal Avenue to the east; Auzerais Avenue to the south; and the Caltrain rail corridor to the west).

The project is proposing a mixed-use development on approximately 81 acres mostly within the boundaries of the Diridon Station Area Plan (DSAP). The project involves a General Plan Amendment, DSAP Amendment, Planned Development Rezoning, Planned Development Permit, amendments to the historic landmark boundaries of the Southern Pacific Depot and San José Water Company, Historic Preservation Permit Amendment for the San Jose Water Company, a Vesting Tentative Map, a Development Agreement, and other approvals to facilitate the development of up to 5,900 residential units; up to 7,300,000 gross square feet (GSF) of office space; up to 500,000 GSF of active uses such as retail, cultural, arts, etc.; up to 300 hotel rooms; up to 800 rooms of limited-term corporate accommodations; up to two event and conference centers totaling up to 100,000 GSF; up to two central utility plants totaling approximately 130,000 GSF; logistics/warehouse(s) totaling approximately 100,000 GSF; and approximately 15 acres of open space, all on approximately 81 acres. The project also proposes infrastructure, transportation, and public realm improvements.

*PROJECT MANAGER, JAMES HAN*

#### **4. PLANNING COMMISSION Q & A**

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#### **5. OPEN FORUM**

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Members of the public wishing to provide questions or comments will be asked to use the "raise hand" feature in Zoom or click \*9 to raise a hand to speak or contact 408-535-3505 to request to speak. Each member of the public may address staff and the Commission for up to three minutes.

#### **6. ADJOURNMENT**

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The following  
items were  
received after  
packets were  
distributed.

**Item 3.**

**From:** Alex Shoor <[REDACTED]>  
**Sent:** Tuesday, December 1, 2020 2:45 PM  
**To:** Planning Commission 1 <[PlanningCom1@sanjoseca.gov](mailto:PlanningCom1@sanjoseca.gov)>; Planning Commission 6 <[PlanningCom6@sanjoseca.gov](mailto:PlanningCom6@sanjoseca.gov)>; Planning Commission 3 <[PlanningCom3@sanjoseca.gov](mailto:PlanningCom3@sanjoseca.gov)>; Planning Commission 4 <[PlanningCom4@sanjoseca.gov](mailto:PlanningCom4@sanjoseca.gov)>; Planning Commission 5 <[PlanningCom5@sanjoseca.gov](mailto:PlanningCom5@sanjoseca.gov)>; Planning Commission 2 <[PlanningCom2@sanjoseca.gov](mailto:PlanningCom2@sanjoseca.gov)>; Planning Commission 7 <[PlanningCom7@sanjoseca.gov](mailto:PlanningCom7@sanjoseca.gov)>; City Clerk <[city.clerk@sanjoseca.gov](mailto:city.clerk@sanjoseca.gov)>  
**Cc:** Hughey, Rosalynn <[Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov)>  
**Subject:** Fwd: Catalyze SV's Members Weigh In on Google's Downtown West Plan

[External Email]

Commissioners Caballero, Bonilla, Casey, Garcia, Lardinois, Oliverio & Torrens,

As you prepare for your study session on 12/9 re: Google's Downtown West proposal, below is the perspective of Catalyze SV's staff & members.

Thanks for considering it,

Alex

Alex Shoor  
Executive Director  
Catalyze SV  
[REDACTED]  
[www.CatalyzeSV.org](http://www.CatalyzeSV.org)

Begin forwarded message:

**From:** Alex Shoor [REDACTED]

## Subject: Catalyze SV's Members Weigh In on Google's Downtown West Plan

Ricardo, Sheela, Woody, Marla, Bethany, & Jessica,

Thanks for presenting Google's Downtown West proposal to Catalyze SV's Project Advocacy Committee last month. Our members are extremely excited about this truly transformational project that will serve as the heart of a brand-new, vibrant, transit-oriented neighborhood.

Please find below the evaluation from [Catalyze SV's](#) Project Advocacy Committee members and a feedback form for the project.

1) **Scorecard**. The project scored very well - 4.29 out of 5! This is above a key Catalyze SV threshold that allows us to continue to be involved in urging this project to move forward.

2) **Letter**. We'd also like to offer constructive comments on the project. Especially with Catalyze SV's remaining suggestions incorporated, we look forward to seeing this project move through the approval process to become a great neighborhood in San Jose. We'll be urging Google & the City to ensure these improvements are incorporated into your proposal.

3) **Feedback Form**. To make it easier and quicker for you to respond point-by-point to our suggested improvements, we've prepared this feedback form. We'd like to ask Google to use this form to respond to our comments within 60 days. That would be by January 10, 2021. *Is that feasible for Google?* We're also happy to set up a Zoom video or phone call to chat further.

We've already added the above scorecard & letter to [our website](#). Thank you so much for considering our members' views on this project. Yours in community improvement - Alex

Alex Shoor  
Executive Director  
Catalyze SV

[www.CatalyzeSV.org](http://www.CatalyzeSV.org)