

November 9, 2020

City of San Jose
Kim Welsh, 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.

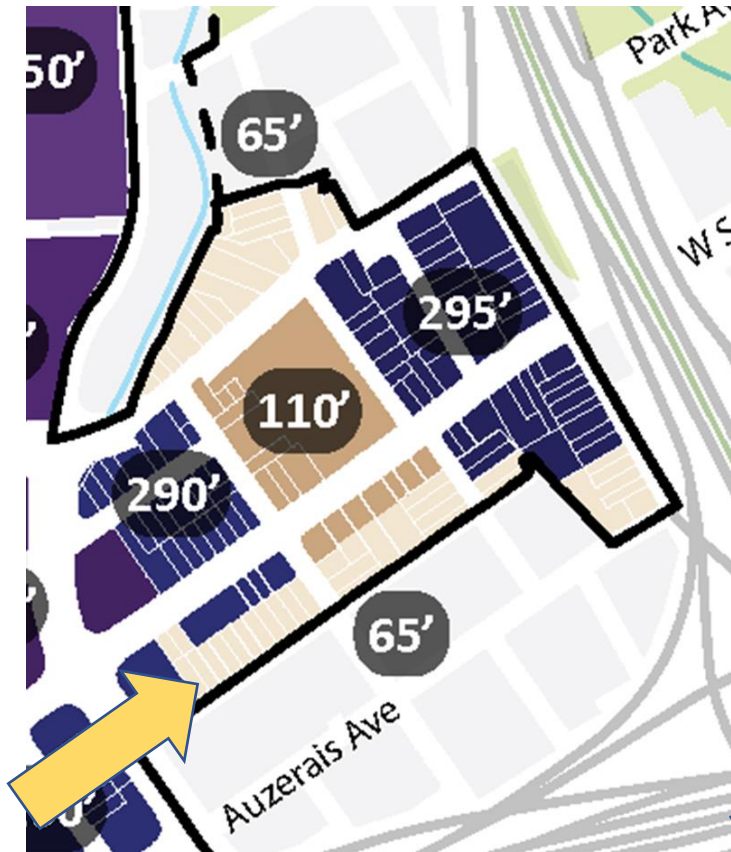
Thank you,

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



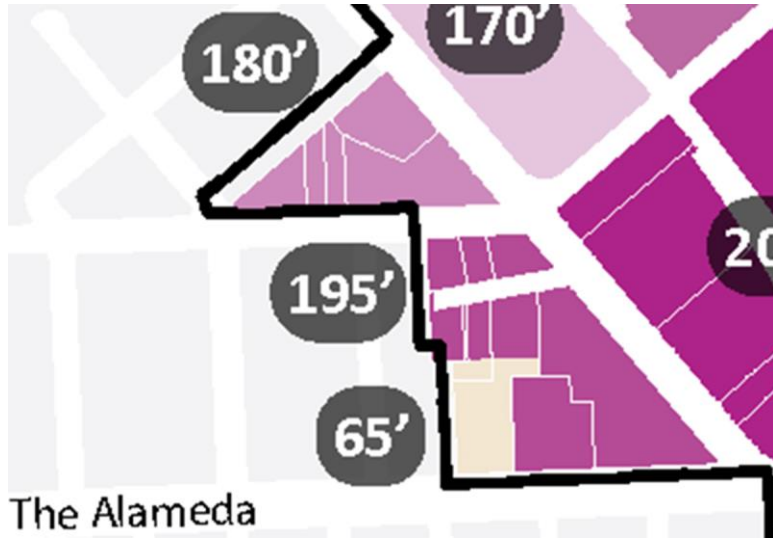
October 2020



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



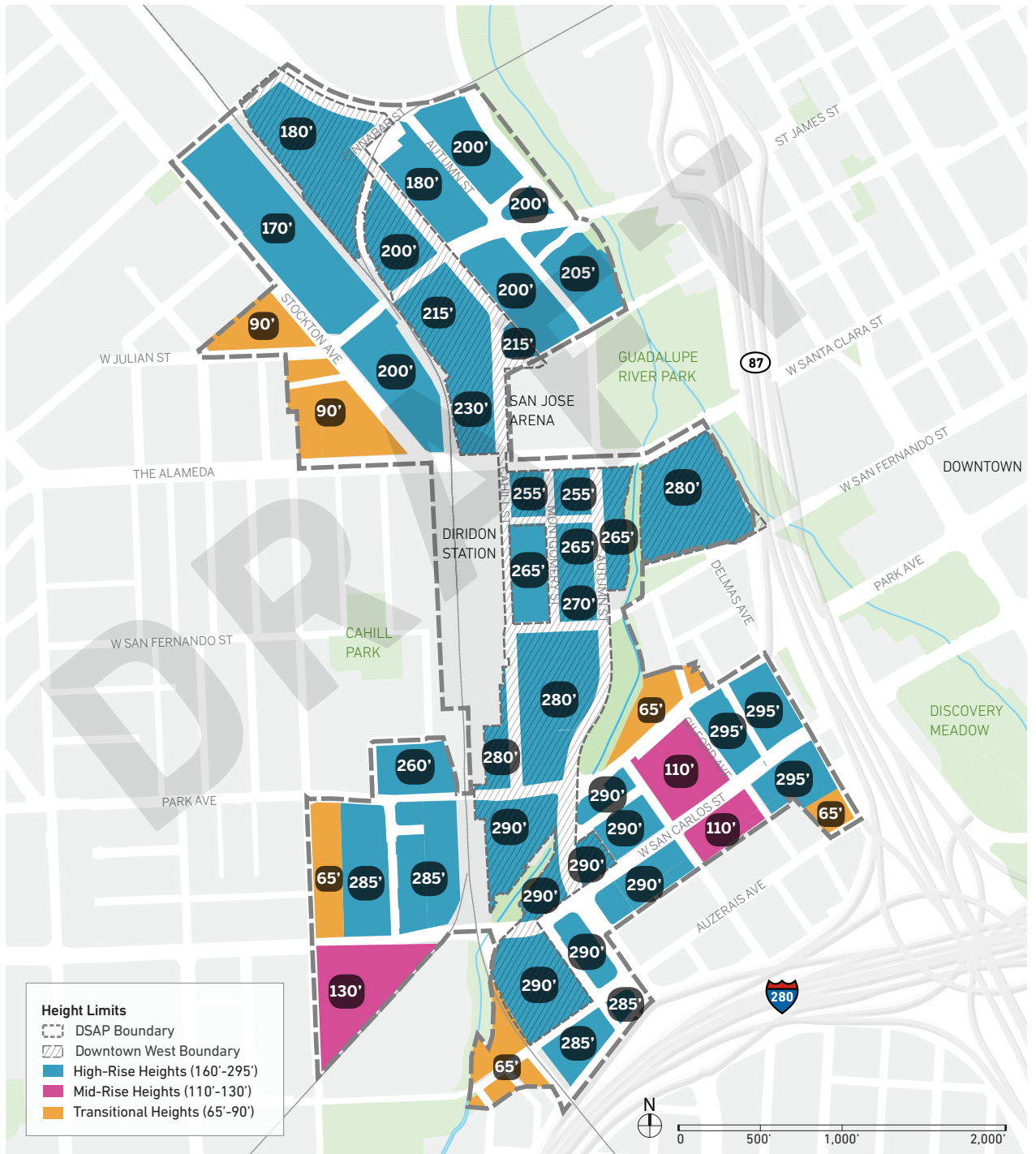


Figure 2-3-4: Building Heights