

## SPECIAL MINUTES OF THE CITY COUNCIL

SAN JOSE, CALIFORNIA

TUESDAY, APRIL 28, 2011

The Council of the City of San José convened in Special Session at 9:04 a.m. in the Council Chambers at City Hall.

Present: Council Members - Campos, Chu, Constant, Herrera (9:19 a.m.), Kalra (9:24 a.m.), Liccardo (9:25 a.m.), Nguyen, Oliverio (9:08 a.m.), Pyle, Rocha; Reed.

Absent: Council Members - All Present.

- (1) **Approval of the Actions for the Draft Diridon Station Area Plan:**
  - (a) **Approve the draft preferred plan as a maximum development strategy for preparation of the EIR.**
  - (b) **Review and accept the strategies for attaining long-term mode shift goals and ensuring the vitality of HP Pavilion.**
  - (c) **Approve preliminary goals and next steps for advancing the development of the core area and Diridon Station.**

Documents Filed: (1) Memorandum from Acting Director of Transportation Hans F. Larsen, Director of Planning, Building and Code Enforcement Joseph Horwedel and Director of Economic Development/Chief Strategist Kim Walesh, dated April 15, 2011, recommending acceptance of the report on the Diridon Station Area Plan dated April 2011. (2) Staff presentation dated April 28, 2011 outlining the Diridon Station Area Plan. (3) At the Crossroads Diridon Station Area Art Master Plan Report from the San José Office of Cultural Affairs dated November 2010. (4) Memorandum from Phil Hood, Delmas Park, NAC, to Council Member Liccardo, dated April 26, 2011, expressing concerns about the proposed high speed rail between Diridon and Tamien Stations. (5) Memorandum from Jim Goddard, San José Area Management Corporation, to Mayor Reed and the City Council, dated April 27, 2011, providing basic comments from Arena Management. (6) ULI California High Speed Rail TOD Market Place Branding and Report Design, Sections 1 and 2, submitted from ULI San Francisco.

**(Cont'd.)**

Director of Economic Development/Chief Strategist Kim Walesh, Acting Director of Transportation Hans F. Larsen and Director of Planning, Building and Code Enforcement Joseph Horwedel provided the overview of Diridon Station Area Plan and responded to Council questions.

Developer perspectives and comments on the Diridon Station Area Plan were expressed by Seth Bland, Partner, Wilson Meany Sullivan and Port Telles, Development Director, The Cordish Company.

Motion: Council Member Liccardo moved approval of the Staff recommendations and the memorandum he previously cosigned with Mayor Reed and Council Member Oliverio, dated January 21, 2011, with the recommendations amended and approved, as described in “Action”. Council Member Herrera seconded the motion.

Action: On a call for the question, the motion carried unanimously, the Staff recommendations were accepted, including the following based upon the joint memorandum from Mayor Reed and Council Members Liccardo and Oliverio, dated January 25, 2011, as amended: (1) Continue to maintain a collaborative approach with the San José Arena Management (SJAM) toward ensuring that the City’s plan strengthens and does not impair the viability of the HP Arena as a world class sports and entertainment venue by: (a) Reemphasizing the City’s commitment to honor its longstanding agreement with SJAM to make a reasonable effort to maintain a minimum of 3,175 and 6,350 parking spaces within a 1/3 mile and 1/2 mile radius of the Arena, respectively. (b) Providing that any reduction in the aggregate parking total beneath that number occur only with the concurrence of SJAM and that it occur incrementally as transportation infrastructure develops. (c) Consult with SJAM in establishing the scope for the circulation and parking study performed for the purposes of the Environmental Impact Report. (d) Ensure that the “phasing analysis for near-term development”, as described in Staff recommendation D.4, preserves the adequacy of circulation and parking for the Arena as a key objective for at least the first decade of the Plan. (2) Reconsider the rigid segregation of land uses in the proposed plan in Northern Diridon, with an eye toward enabling a master developer to have the requisite flexibility to implement a successful, vibrant, mixed-use development. Specifically, take a more flexible approach to land uses north of Santa Clara Street/The Alameda, but south of Julian Street. (3) Cap the residential capacity at the current cap of 2,588 units. (4) Consider enlarging the geographic area for potential unified development by a master developer beyond the Central Zone. (5) Prepare an EIR which accounts for both an aerial and underground alignment for High Speed Rail. (11-0.)

## **PUBLIC COMMENTS**

Expressing concerns, comments and suggestions about the Draft Diridon Station Area were Scott Knies, San José Downtown Association, Daniel Hudson, Erik Schoennauer, representing The Hudson Companies, Richard Zappelli, Willow Glen/Palm Haven Neighborhoods, Helen Chapman, President, Shasta Hanchett Park Neighborhood Association, Phil Hood, Delmas Park, NAC, Martin Delson, Save Our Trails, Kate White, Urban Land Institute and Jean Dresden.

## **ADJOURNMENT**

The Council of the City of San José was adjourned at 12:29 p.m.

Minutes Recorded, Prepared and Respectfully Submitted by,

Dennis D. Hawkins, CMC  
City Clerk

smd/04-28-11 SPEC MIN

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