

# **CITY COUNCIL AGENDA**

## **DIRIDON STATION AREA PLAN SPECIAL MEETING**

**APRIL 28, 2011**

## **SYNOPSIS**

PETE CONSTANT  
ASH KALRA  
SAM LICCARDO  
KANSEN CHU  
XAVIER E. CAMPOS

DISTRICT 1  
DISTRICT 2  
DISTRICT 3  
DISTRICT 4  
DISTRICT 5

CHUCK REED MAYOR

PIERLUIGI OLIVERIO  
MADISON NGUYEN, VICE MAYOR  
ROSE HERRERA  
DONALD ROCHA  
NANCY PYLE

DISTRICT 6  
DISTRICT 7  
DISTRICT 8  
DISTRICT 9  
DISTRICT 10

*The City of San José is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public.*

Welcome to the San José City Council meeting!

This Agenda contains both a Consent Calendar section for routine business items that require Council approval, and general business items arranged to correspond with San José's City Service Areas (CSAs). City Service Areas represent the policy-making level for strategic planning, policy setting, and investment decisions in the critical functions the City provides to the community. They are:

- **Strategic Support Services** — The internal functions that enable the CSAs to provide direct services to the community in an effective and efficient manner.
- **Community & Economic Development** — Manage the growth and change of the community in order to create and preserve healthy neighborhoods and ensure a diverse range of employment and housing opportunities.
- **Neighborhood Services** — Serve, foster, and strengthen community by providing access to lifelong learning and opportunities to enjoy life.
- **Transportation & Aviation Services** — A safe and efficient transportation system that contributes to the livability and economic health of the City; and provide for the air transportation needs of the community and the region at levels that is acceptable to the community.
- **Environment and Utility Services** — Manage environmental services and utility systems to ensure a sustainable environment for the community.
- **Public Safety Services** — Commitment to excellence in public safety by investing in neighborhood partnerships as well as prevention, enforcement, and emergency preparedness services.

Items listed in Section 9 require approval of both the City Council and the San José Redevelopment Agency Board.

You may speak to the City Council about any item that is on the agenda, and you may also speak during Open Forum on items that are not on the agenda and are within the subject matter jurisdiction of the City Council or Redevelopment Agency Board. If you wish to speak to the City Council, please refer to the following guidelines:

- **Fill out a Yellow Speaker's Card and submit it to the City Clerk seated at the front table. Do this before the meeting or before the item is heard.** This will ensure that your name is called for the item(s) that you wish to address, and it will help ensure the meeting runs smoothly for all participants.
- When the Council reaches your item on the agenda, Mayor Reed will open the public hearing and call your name. Please address the Council from the podium, which is located to the left of the City Clerk's table.
- Each speaker generally has two minutes to speak per item. The amount of time allotted to speakers may vary at the Mayor's discretion, depending on the number of speakers or the length of the agenda.
- To assist you in tracking your speaking time, there is a display on the podium. The green light turns on when you begin speaking; the yellow light turns on when you have 30 seconds left; and the red light turns on when your speaking time is up.

Please be advised that, by law, the City Council is unable to discuss or take action on issues presented during Open Forum. According to State Law (the Brown Act) items must first be noticed on the agenda before any discussion or action.

**The San José City Council meets every Tuesday at 1:30 p.m. and Tuesday at 7 p.m. as needed, unless otherwise noted. If you have any questions, please direct them to the City Clerk's staff seated at the tables just below the dais. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.**

Agendas, Staff Reports and some associated documents for City Council items may be viewed on the Internet at [www.sanjoseca.gov/clerk/agenda.asp](http://www.sanjoseca.gov/clerk/agenda.asp). Council Meetings are televised live and rebroadcast on Channel 26.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at San José City Hall, 200 E. Santa Clara Street, Council Wing, 2<sup>nd</sup> Floor, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Council meeting may not be the final documents approved by the City Council. Contact the Office of the City Clerk at (408) 535-1260 or [CityClerk@sanjoseca.gov](mailto:CityClerk@sanjoseca.gov) for the final document.

To request an accommodation or alternative format under the Americans with Disabilities Act for City-sponsored meetings, events or printed materials, please call (408) 535-1260 or (408) 294-9337 as soon as possible, but at least three business days before the meeting.

On occasion the City Council may consider agenda items out of order.

- **Call to Order and Roll Call**  
9:04 a.m. - Special Meeting, Council Chambers, City Hall  
Absent Council Members: All Present.

## **CITY COUNCIL SPECIAL MEETING**

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1. **Introduction**
  - (a) Review Study Session purpose, agenda and desired outcomes.
2. **Approve Draft Diridon Station Plan.**
  - (a) Receive staff presentation.
  - (b) Receive input from development experts.
  - (c) Receive input from Great Communities Collaborative and Urban Land Institute (ULI).
  - (d) Public input.

**Recommendation:** Approve the draft preferred plan as a maximum development strategy for preparation of the EIR.

**Approved.**

3. **Achieving Mode Shift and Continued Vitality of HP Pavilion.**
  - (a) Receive staff presentation.
  - (b) Public input.

**Recommendation:** Review and accept the strategies for attaining long-term mode shift goals and ensuring the vitality of HP Pavilion.

**Accepted.**

# CITY COUNCIL SPECIAL MEETING

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## 4. Looking Ahead to Implementation Strategies.

- (a) Receive staff presentation on status of High Speed Rail and Diridon Station expansion.
- (b) Receive staff presentation on joint development of Core area.
- (c) Public input.

**Recommendation:** Approve preliminary goals and next steps for advancing the development of the core area and Diridon Station.

**Approved.**

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.

- **Public Comments**  
**Expressing concerns, comments and suggestions about the Draft Diridon Station Area Plan were: Scott Knies, San José Downtown Association, Dan Hudson, Erik Schoennauer, representing Hudson Companies, Richard Zappelli, Willow Glen Neighborhood Association, Helen Chapman, President, Shasta Hanchett Park Neighborhood Association, Phil Hood, Delmas Park Neighborhood Association, Martin Delson, Kate White and Jean Dresden.**
  
- **Adjournment**  
**The Council of the City of San José was adjourned at 12:29 p.m.**