



City Council Meeting

Item 3 – 20-744
Tasman East Specific Plan
Amendment #1 &
Amendments to Transit
Neighborhood Zoning District

November 17, 2020

1



City of Santa Clara
The Center of What's Possible

Tasman East Plan Amendment #1

Background

- Tasman East Specific Plan & EIR adopted by City Council on 11/13/2018
- Allows for 4,500 units and supportive retail on 45 acres
- 8/20/19 City Council approved consultant contract to evaluate Paseo alternative to Calle Del Sol extension



TASMAN EAST
FOCUS AREA SPECIFIC PLAN
03/22/19



2



Tasman East Plan Amendment #1

Projects in the Pipeline: 4,484 units



- Planning Applications Approved
- Planning Applications on File

1. 2343 Calle Del Mundo (SummerHill)
2. 2263 Calle Del Mundo (Ensemble)
3. 2233 Calle Del Mundo (St. Anton)
4. 2200 Calle De Luna (Holland)
5. 2101 Tasman Drive (Related)
6. 5123 Calle Del Sol (Ensemble)
7. 2300 Calle De Luna (Related)
8. 5185 Lafayette Street (Ensemble)
9. 2302 Calle Del Mundo (Ensemble)
10. 2354 Calle Del Mundo (Ensemble)
11. 2225 Calle de Luna &
2232 Calle Del Mundo (Greystar)

3



Tasman East Plan Amendment #1

Implementation Challenges

- Specific Plan Amendments:
 - Replace street extension with pedestrian & bicycle paseo
 - Allow more options for site-wide TDM measures
 - Correct clerical error
- Transit Neighborhood Zoning District Amendment
 - Allow daycare, preschool, co-working on first 3 floors



4



Tasman East Plan Amendment #1

Existing Conditions

- Primavera sewer pump station is located within Specific Plan area



5

5



Tasman East Plan Amendment #1

Calle Del Sol Street Extension

- Street extension of Calle Del Sol included with Specific Plan
- Primavera sewer lift station was anticipated to be relocated or undergrounded



6

6



Tasman East Plan Amendment #1

Relocation Analysis

- Pump station relocation studied in early 2019
- Undergrounding of pump station determined undesirable for operations
- Study identified potential sites
- Property owners proposed alternative to relocation sites



7

7



Tasman East Plan Amendment #1

Pedestrian & Bicycle Paseo Alternative

- Aug 2019 – City Council approved analysis to reconfigure Calle del Sol extension as paseo instead of public street
- Maintain pump station at current location
- Reduce pump station footprint
- Add architectural screening



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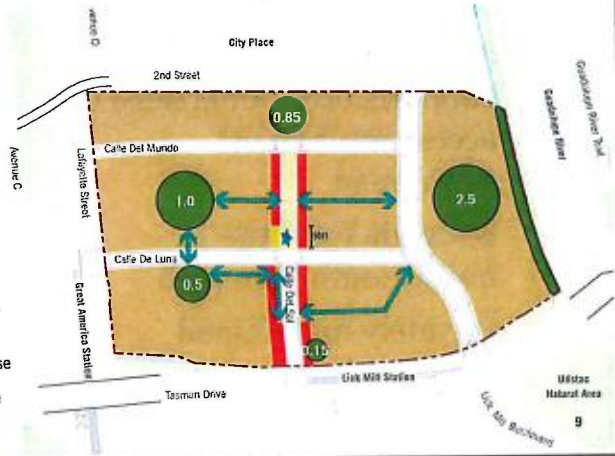


Tasman East Plan Amendment #1

Specific Plan Amendment #1– Land Use Plan

- Land use plan changes to replace Calle Del Sol extension with pedestrian and bicycle paseo
- Create active paseo with strategic retail placement and active uses

- ★ Pump Station
- Transit Neighborhood
- Required Ground Floor Retail
- Active Ground Floor Use
- Dedicated Open Space (acres)*
- Paseo



9



Tasman East Plan Amendment #1

Paseo North of Pump Station

- Outdoor seating grove
- Pedestrian zone and pedestrian realm with trees
- 8 ft wide two-lane north/south bike path
- 8 public events programmed annually
- Privately maintained

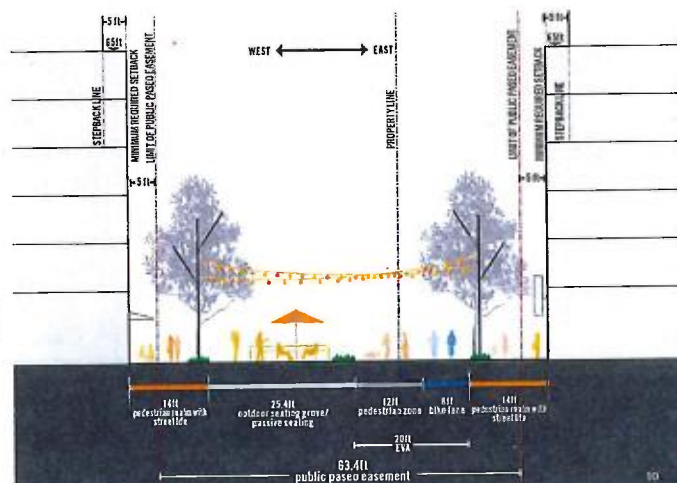


Figure 04-4-1 Calle Del Sol Street Section: North of Calle de Luna & North of Pump Station

10



Tasman East Plan Amendment #1

Paseo Inclusive of Pump Station

- Pedestrian zone & pedestrian realm that also supports occasional need to access mechanical equipment
- 8 ft wide two-lane north/south bike path
- Privately maintained

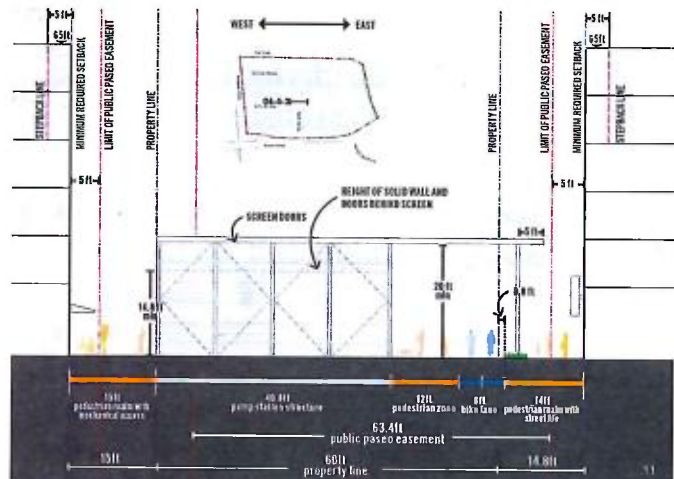


Figure 64.4.3 - Calle Del Sol Street Section, North of Calle de Santa Clara

11



Tasman East Plan Amendment #1

Paseo Renderings



12

12



Tasman East Plan Amendment #1

Paseo Renderings



13

13



Tasman East Plan Amendment #1

Pump Station Enclosure Renderings



14

14



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Tasman East Plan Amendment #1

Pump Station Enclosure Renderings



15

15



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Tasman East Plan Amendment #1

Pump Station Enclosure Lantern Lighting



16

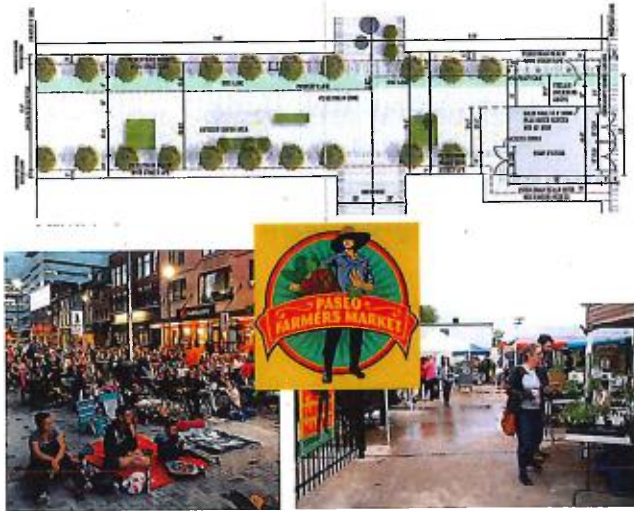
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Tasman East Plan Amendment #1

Maintenance & Programming

- Formation of Property Owners Association (POA) to be responsible for maintenance of paseo and pump station enclosure & programming
- Staff recommends formation of Shell Community Facilities District (CFD) as additional measure to secure maintenance



17



Tasman East Plan Amendment #1

Community Input Incorporated: Virtual Community Meeting Aug 10 & Aug 17

- Center of Paseo should have more retail ➡ More ground floor retail added to center
- Enclosure Design needs improvement ➡ Art elements to be included in enclosure
- Bicycle path needs to be design to prevent conflict with pedestrians ➡ Pavement will be differentiated for bike path



18

Community Input Incorporated: Virtual Community Meeting Aug 10 & Aug 17

- ## Art Pads

[illegible]

19

Additional Site-Wide TDM Measures

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Tasman East Plan Amendment #1

Correcting Clerical Errors

- Council action on Tasman East Specific Plan included affordability requirements based on density
- Council subsequently approved an ordinance including that affordability requirement
- Specific Plan text needs to be updated to reflect Council action

21

21



Zoning Amendment

Transit Neighborhood District

- Nonresidential uses are currently limited to ground floor of new mixed-use buildings
- Zoning Amendment to allow daycare/preschool & co-working within first three floors
- Minimum Density-60 DU/AC for sites less than 1 acre and 100 DU/AC for all other sites



22

22



Specific Plan & Zoning Amendments

General Plan Conformance

- *Strategy 4.4 Enhance City Identity*
- *Strategy 4.6 Maintain the City's Fiscal Health and Quality Services*
- *Goal 5.3.1-G1 Reduced dependence on the single-occupant automobile and*
- *Goal 5.3.2-P21 Encourage new housing developments to incorporate design features, programs and incentives for increased transit ridership and decreased parking demand*
- *Goal 5.3.1-P22 Encourage conveniently located childcare and other family support services in the community*

23

23



Environmental Review

Addendum to Final EIR

- Addendum prepared to Final Environmental Impact Report for Tasman East Specific Plan, as there are no new significant impacts or worsening of disclosed significant impacts
- Traffic flows have been analyzed to review the replacement of the Calle Del Sol extension with the pedestrian and bicycle paseo and determine that traffic circulation will not be adversely affected

24

24



Planning Commission Recommendation

- Voted unanimously to recommend the adoption of Addendum to the Environmental Impact Report & proposed amendments to the Transit Neighborhood Zoning District
- Voted unanimously to recommend adoption of Tasman East Specific Plan Amendment with a requirement to add the formation of a Transportation Management Association (TMA) as a site-wide TDM requirement should SmartPasses not be provided

25

25



TMA vs. TETCG

- Adopted TESP already includes the requirement for the formation of the Tasman East Transportation Coordination Group (TETCG)
- The TETCG is comprised of private property owners that will implement Specific Plan-wide support, publicity, and incentives to increase non-motorized modes and/or personal transportation planning assistance
- TETCG and a TMA are functionally similar and thus creation of a TMA is redundant

26

26



Airport Land Use Commission (ALUC)

- September 23, 2020 – ALUC made determination of inconsistency with the SJC adopted Comprehensive Land Use Plan (CLUP)
- September 29, 2020 – City Council direction to prepare a Resolution to override the ALUC determination
- October 1, 2020 – Staff provided notification to the ALUC of the City's intent to consider an override of their determination
- October 28, 2020 – ALUC considered this notice and made no further comment

27

27



Recommendations

- Adopt the Addendum to the 2018 Final Environmental Impact Report Tasman East Specific Plan
- Override the Airport Land Use Commission's determination of inconsistency to the San Jose Mineta International Airport's Comprehensive Land Use Plan for Tasman East Specific Plan Amendment #1
- Amend the Tasman East Specific Plan (Amendment #1) to replace a proposed street extension for Calle Del Sol with a multimodal paseo, allow for alternate methods of trip reduction, and correct a clerical error in the Plan regarding the affordable housing requirements
- Introduce an ordinance to amend the Transit Neighborhood Zoning District to allow certain non-residential uses within the first three floors of a mixed-use building and to correct an error regarding permissible density ranges

28

28



City Council Meeting

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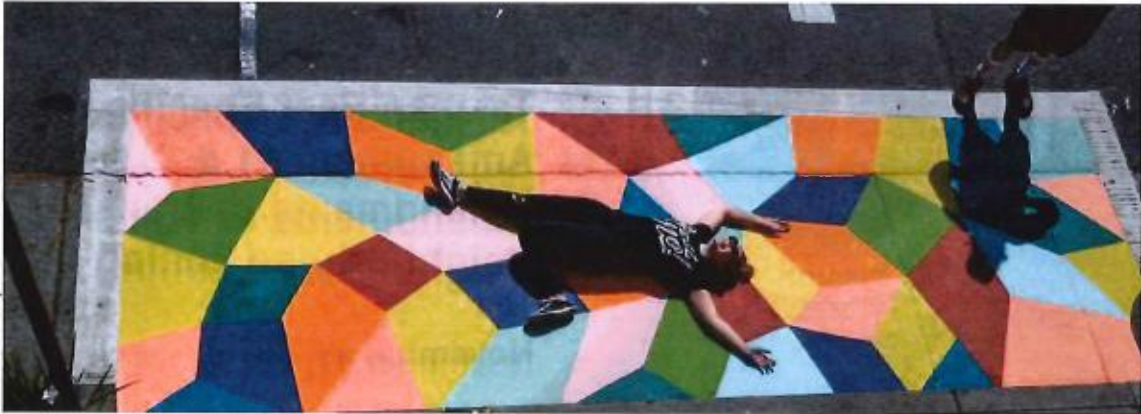
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30



Art Pad examples



11-17-20

ITEM #3
RTZ #
20-744

County of Santa Clara
Airport Land Use Commission



DATE: September 23, 2020, Regular Meeting
TIME: 6:00 PM
PLACE: By Virtual Teleconference Only

MINUTES

Opening

1. Call to Order/Roll Call.

Chairperson Donahue called the meeting to order at 6:01 p.m. A quorum was present via teleconference, pursuant to the provisions of Executive Order N-29-20 issued on March 17, 2020 by the Governor of the State of California.

Attendee Name	Title	Status	Arrived
Walter Windus	Commissioner - Seat 1	Remote	
Diego Barragan	Vice Chairperson - Seat 2	Remote	
E. Ronald Blake	Commissioner - Seat 3	Remote	
Paul Donahue	Chairperson - Seat 4	Remote	
Keith Graham	Commissioner - Seat 5	Remote	
Lisa Matichak	Commissioner - Seat 6	Remote	
Glenn Hendricks	Commissioner - Seat 7	Remote	

2. Public Comment.

No public comments were received.

Regular Agenda - Items for Discussion

3. Minutes approval.

a. Approve minutes of the August 26, 2020 Regular Meeting.

Approved as amended to replace the text of the last paragraph of Item No. 7 to read "Proxy Commissioner Holbrook provided information relating to projected activity growth for SJC and also the Environmental Impact Report for SJC regarding anticipated increases in aircraft engine noise upon arrivals as the fleet shifts from the 737-800 to the 737-8MAX."; and, to reflect that the meeting referenced in Item No. 16a was a community meeting rather than a County meeting.

3.a RESULT: APPROVED AS AMENDED [UNANIMOUS]

MOVER: Glenn Hendricks, Commissioner - Seat 7

SECONDER: Walter Windus, Commissioner - Seat 1

AYES: Windus, Barragan, Blake, Donahue, Graham, Matichak, Hendricks

b. Approve minutes of the September 9, 2020 Special Meeting.

Approved as amended to add to the beginning of Item No. 3: "Commissioner Matichak recused herself due to her participation in decisions relating to this development as a Member of the Mountain View City Council, and left the meeting at 6:02 p.m."

3.b RESULT: APPROVED AS AMENDED [UNANIMOUS]**MOVER:** Glenn Hendricks, Commissioner - Seat 7**SECONDER:** Walter Windus, Commissioner - Seat 1**AYES:** Windus, Barragan, Blake, Donahue, Graham, Matichak, Hendricks**4. Consider recommendations relating to a request from the City of San Jose for the 2030 Greenhouse Gas Reduction Strategy and Envision San Jose 2040 General Plan Text Amendment. (City File No. GPT20-002) (ID# 102991)**

Possible action:

- a. Find the General Plan Text Amendment consistent with the policies contained within the San Jose International Airport (SJC) and Reid-Hillview Airport (RHV) Comprehensive Land Use Plans (CLUPs).

OR

- b. Find the General Plan Text Amendment inconsistent with the policies contained within the SJC and RHV CLUPs.

Mark Connolly, Senior Planner, Department of Planning and Development, reported that the citywide referral affects the Airport Influence Areas (AIAs) of both SJC and RHV. He further advised that the referral would have minimal land use impacts and noted that any future structure development would be considered by the Airport Land Use Commission separately.

Approved finding the General Plan Text Amendment consistent with the policies contained within the SJC and RHV CLUPs.

4 RESULT: APPROVED [UNANIMOUS]**MOVER:** Diego Barragan, Vice Chairperson - Seat 2**SECONDER:** Walter Windus, Commissioner - Seat 1**AYES:** Windus, Barragan, Blake, Donahue, Graham, Matichak, Hendricks**5. Consider recommendations relating to a request from the City of Santa Clara regarding the Tasman East Specific Plan Amendment. (ID# 102990)**

Possible action:

- a. Find the Specific Plan Amendment consistent with the policies contained within the San Jose International Airport (SJC) Comprehensive Land Use Plan (CLUP).

OR

- b. Find the Specific Plan Amendment inconsistent with the policies contained within the SJC CLUP.

Mr. Connolly reported that the referral from the City of Santa Clara is an amendment to the Tasman East Specific Plan and noted that some areas are located within the SJC AIA. He further noted that the Specific Plan would maintain allowance of dwelling units, retail space, and a potential school.

Regarding safety, Mr. Connolly reported that the project site lies outside of all safety zones for SJC, therefore none of the safety policies contained within the SJC CLUP are applicable to the proposed project.

Regarding noise, Mr. Connolly reported that the project is located outside of the 65-decibel noise contour, however it is within the 60-decibel noise contour. He further noted that the SJC CLUP states that schools within the 60-decibel noise contour should be discouraged and that noise reduction mitigation is required, however outdoor activities are likely to be adversely affected. Mr. Connolly further noted that the area is affected by other noise, such as commuter trains.

Regarding height, Mr. Connolly reported that the project site lies between the 312-612 feet Mean Sea Level (MSL) surface limits, with the Specific Plan allowing a maximum height of 220 feet Above Grade Level and the elevation at approximately 8-10 feet Above Mean Sea Level (AMSL), for a total height of 230 feet AMSL. He further clarified that the project would be consistent with height policies.

Finally, Mr. Connolly reported that for project-specific development, staff recommends the requirement of an aviation easement dedicated to the City of San Jose on behalf of SJC.

Commissioner Hendricks expressed concern relating to potential impact of outdoor aviation noise for a school and the importance of notifying residents of potential noise impacts.

Commissioner Windus commented that he is less concerned about outdoor noise at a school because outdoor activities are generally recreational. Commissioner Graham commented that the bulk of noise during school hours will be from aircraft rather than commuter trains. Vice Chairperson Barragan noted that outdoor activities at schools include learning curricula and are not solely recreational.

John Davidson, Principal Planner, City of Santa Clara, advised that the Specific Plan including the potential school was previously approved and that the amendment is for the configuration of roadways and to allow non-residential uses. Mr. Connolly reminded the Commission that the amendment to the Plan is what referred the matter to the ALUC for consideration.

Commissioner Hendricks noted that the ALUC has the authority to consider the entire amended Plan, regardless of the previous consistency determination for the Plan which included a potential school.

In response to an inquiry from Commissioner Matichak, Mr. Connolly clarified that the ALUC cannot determine the Specific Plan amendment consistent with the exception of the school.

Commissioner Windus made a motion to find the Specific Plan Amendment consistent with the policies contained within the SJC CLUP with the condition that an aviation easement be dedicated on behalf of SJC. The motion was seconded by Commissioner Blake. The motion failed on a vote of 3-4, with Commissioners Barragan, Donahue, Matichak, and Hendricks opposing.

On motion of Vice Chairperson Barragan, seconded by Commissioner Hendricks, the Commission voted 4-3 to find the Specific Plan inconsistent with the policies contained within the SJC CLUP.

5 RESULT: APPROVED [4 TO 3]

MOVER: Diego Barragan, Vice Chairperson - Seat 2

SECONDER: Glenn Hendricks, Commissioner - Seat 7

AYES: Barragan, Donahue, Matichak, Hendricks

NAYS: Windus, Blake, Graham

6. Discuss possible amendments to the San Jose International Airport Comprehensive Land Use Plan, for consideration at a future Commission meeting.

Mr. Connolly provided a presentation relating to a comparison of the existing noise contours and the updated San Jose noise contours. He further requested feedback from the Commissioner to determine which model the Commission prefers. Finally, Mr. Connolly advised that although the hybrid approach of extending the 60-decibel noise contour in the south pursuant to the SJC Master Plan contour but retaining the current contour in the north would provide the most protection, it could potentially leave the ALUC open to future challenges from jurisdictions. In response to an inquiry from Commissioner Hendricks, Mr. Connolly clarified that the reason the hybrid model may be less quantifiable and defensible as the other models is because it is not based on a specific scientific methodology, but rather a blending of two models. In response to an inquiry from Commissioner Windus, Mr. Connolly clarified that CLUP policies only apply in areas within the 60-decibel noise contour and also within the AIA of an airport. Discussion ensued relating to the feasibility of expanding the AIA of SJC as the process will require various studies and potential pushback from the City of San Jose. Vice Chairperson Barragan expressed the need for protection south of the airport as growth is expected in the area.

Mr. Connolly provided information relating to types of uses allowed in each noise contour as specified in the SJC CLUP.

Commissioner Blake noted that having noise contours outside of the AIA is still useful as it provides information regarding aircraft noise to developers and citizens.

The Commissioners requested that staff pursue the hybrid approach for the amended noise contour within the SJC CLUP, extending the 60-decibel noise contour in the south pursuant to the SJC Master Plan contour but retaining the current contour in the north.

Discussion ensued relating to necessary amendments to the AIA due to the removal of Runway 11-29.

6 RESULT: RECEIVED

7. Receive verbal report from the Department of Planning and Development relating to proposed Diridon Station and Downtown Core development in San Jose. (Mark Connolly)

Mr. Connolly reported that plans for Google to develop in downtown San Jose are on hold indefinitely.

In response to an inquiry from Vice Chairperson Barragan, Mr. Connolly stated that proposals to build an art structure or a Space Needle type structure near the SAP Center have not been received by the Department of Planning and Development.

In response to an inquiry from Commissioner Hendricks, Mr. Connolly stated that he would seek clarification on whether Commissioner Hendricks would have a conflict of interest to determine consistency for development in the Diridon Station area due to his position as a Valley Transportation Authority Board Member.

7 RESULT: RECEIVED

8. Receive report from Chairperson relating to Commission activities. (Paul Donahue)

No report was received.

9. Receive report from the Department of Planning and Development. (Mark Connolly)

Mr. Connolly noted that homeless encampments in the Guadalupe Garden area near SJC have recently expanded.

9 RESULT: RECEIVED

10. Receive report from Airport Planner, San Jose International Airport. (Cary Greene)

Mr. Greene reported that a design competition for an art structure in downtown San Jose is underway and that restrictions regarding height limits and lighting were required for all design concepts submitted, therefore SJC has no issue with any of the three competition finalists.

Mr. Greene reported that SJC is aware of the homeless encampments in the Guadalupe Gardens area, however the City of San Jose is not currently moving homeless encampments due to the COVID-19 pandemic. He further noted that he expects SJC to push for a cleanup at the earliest time possible.

10 RESULT: RECEIVED**11. Receive report from Assistant Director of County Airports. (Ken Betts)**

Commissioner Blake noted that the Airports Commission will meet on October 6, 2020.

11 RESULT: RECEIVED**12. Receive report from Moffett Federal Airfield representative. (David Satterfield)**

No report was received.

13. Receive report relating to Palo Alto Airport. (Mark Connolly)

No report was received.

14. Propose future agenda items.

Chairperson Donahue noted that ALUC will continue discussion of CLUP amendments in preparation for adoption at the November 2020 meeting.

Announcements**15. Announcements and correspondence:****a. Commissioners' announcements.**

No announcements were made.

b. There are currently no vacancies on the Commission. For internet access to the vacancies list and applications, please visit <http://www.sccgov.org/sites/cob/bnc>.**c. The County of Santa Clara provides reimbursement to appointed Commissioners for family care expenses incurred during the time spent performing their official County duties. For additional information please contact the Office of the Clerk of the Board at (408) 299-5001.**

Adjourn

- 16. Adjourn to the next regular meeting on Wednesday, October 28, 2020 at 6:00 p.m. in Room 157, County Government Center, 70 W. Hedding Street, San Jose, or by virtual teleconference.**

Chairperson Donahue adjourned the meeting at 8:15 p.m.

Respectfully submitted,

Jean Anton

Deputy Clerk