

# Welcome to the September 15, 2025 Community Meeting for PDA11-002-02 & ER25-039

Planned Development Permit Amendment for  
PayPal Park Concerts (1123 Coleman Avenue)

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Presenter: Cameron Gee, City of San Jose Planner & Project Manager

The Meeting will begin shortly

- The meeting will be recorded.
- If you would like to comment, please wait until the Open Forum and use the 'raise hand' feature in Zoom conference call during that item or click \*9 on your phone. Staff will call out your name or phone number and prompt you to speak.
- For more information about the project and a copy of the Agenda, go to [www.sanjoseca.gov/planning](http://www.sanjoseca.gov/planning) and click on the following:
  - Commissions and Hearings
  - Community Meetings



Zoom Information:

<https://sanjoseca.zoom.us/j/98848658277>

Call In Number  
1-408-638-0968

Meeting ID:  
988 4865 8277

# Meeting Agenda

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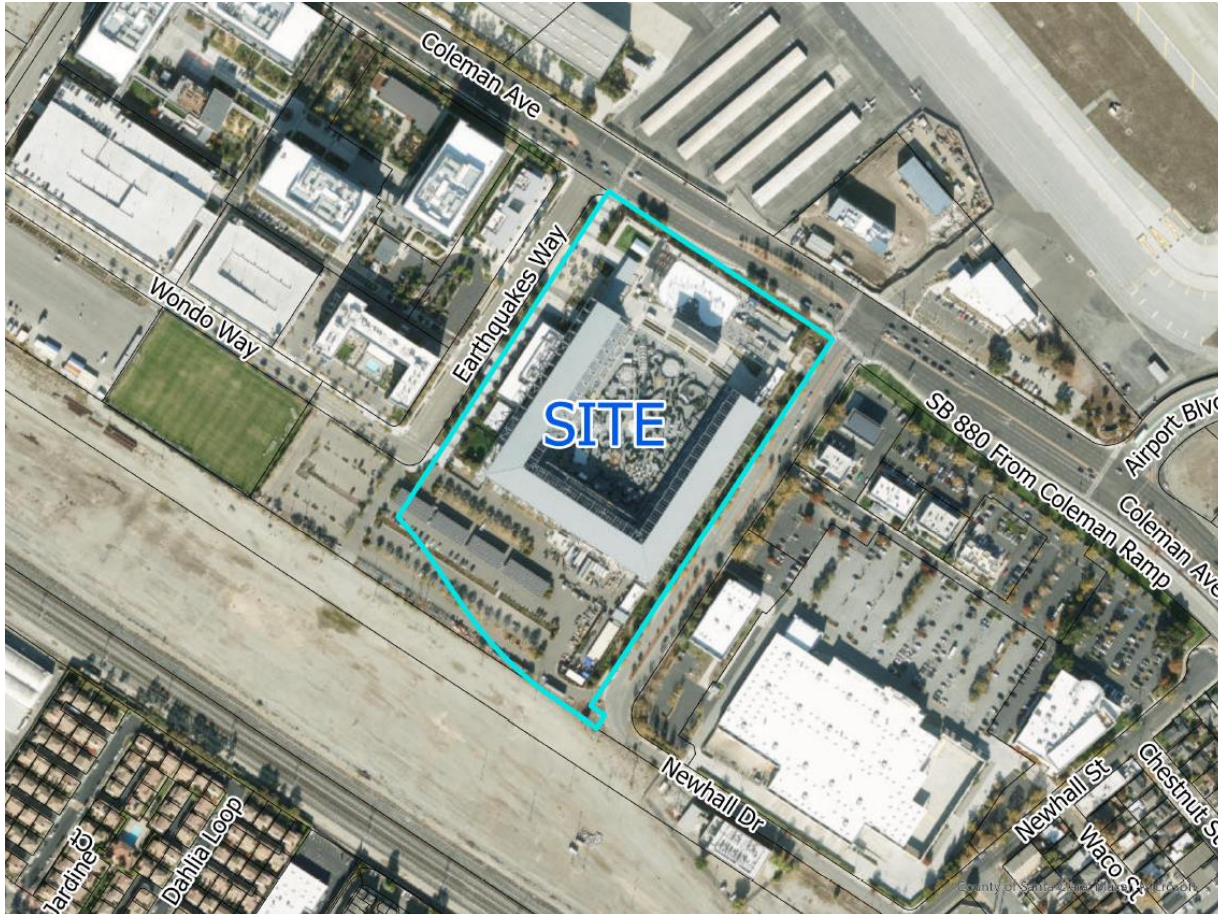
- 1. Welcome, Introductions, and Agenda Overview**
- 2. Project Overview**
- 3. Project Presentation** – The project applicant will present the proposed project
- 4. Open Forum** – The Project Manager will facilitate questions and comments from members of the community.
  - If you would like to comment, please wait until the Open Forum and use the ‘raise hand’ feature in Zoom conference call during that item or press \*9 on your phone. Staff will call out your name or last four phone number digits and prompt you to speak.
  - Each speaker will be limited to two minutes. Each individual may be limited to speaking once depending on the time available.
  - Comments may also be submitted in writing after the meeting ([Cameron.Gee@sanjoseca.gov](mailto:Cameron.Gee@sanjoseca.gov))
- 5. Meeting Adjournment** – Please email me if you believe you live more than 1,000 feet from the project site and would like to receive a notice of the public hearing.

For a copy of the agenda, please visit:

<https://www.sanjoseca.gov/home/showpublisheddocument/123074/638866382020870000>



# Site Description



- **Site Address:** Southerly side of Coleman Avenue between Earthquakes Way and Newhall Drive (1123 Coleman Avenue)
- **Site Area:** 14.5 gross acres
- **Existing Use:** PayPal Park
- **General Plan Land Use Designation:** Combined Industrial/Commercial
- **Zoning District:** A(PD) Planned Development (File No. PDC19-007)

# Project Description

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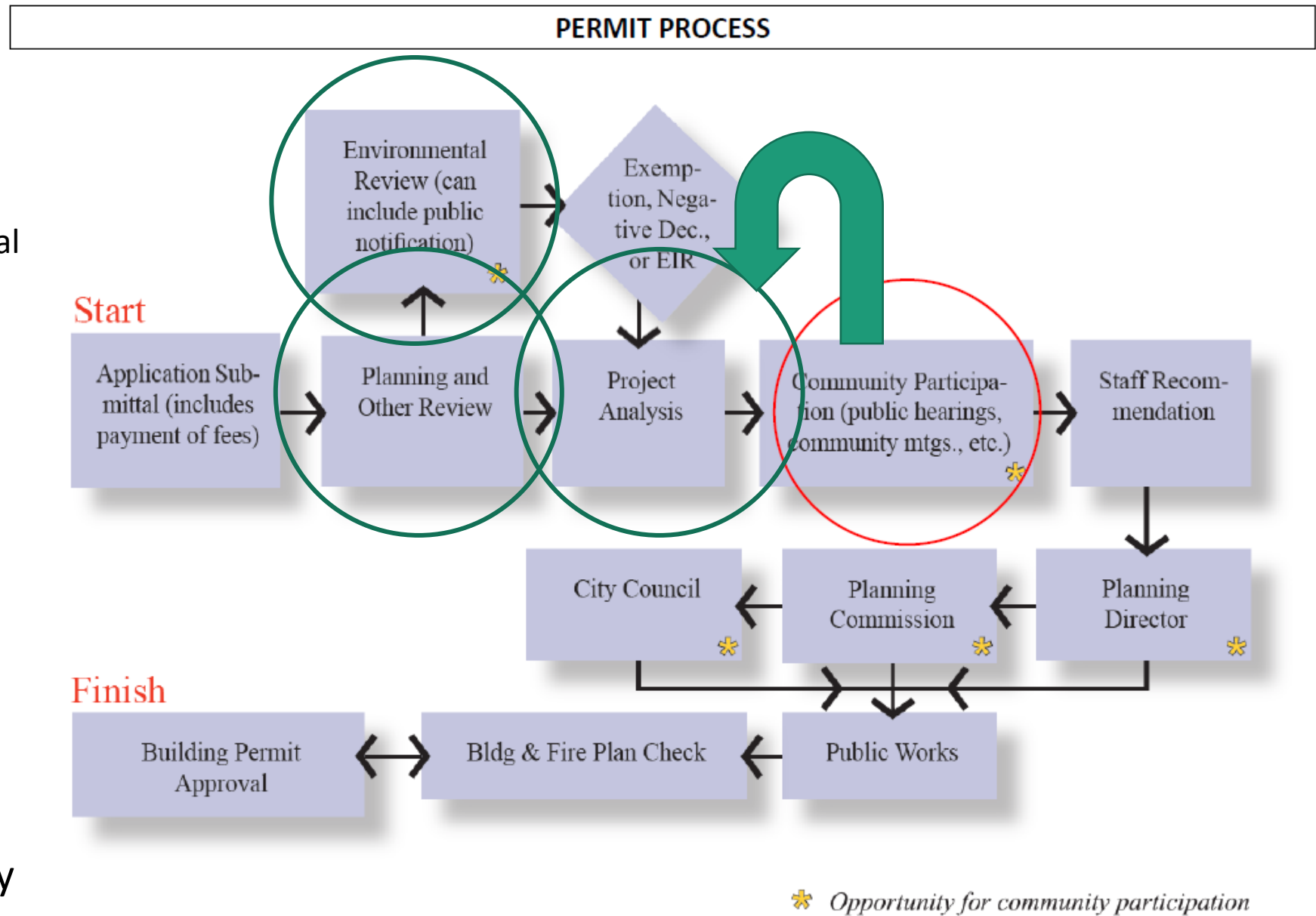
## Proposed Operations

- Up to 15 concerts per year
- Concerts can be scheduled any day of the week, Monday-Sunday
- Concerts can be held between the hours of 9:00 a.m. and 11:00 p.m.
- All concerts will be conducted in accordance with San José Police and Fire Department requirements

# Planning Permit Process

- Complete application
- Project review
  - Consistency with 2040 General Plan
  - Consistency with Zoning Ordinance
  - Environmental review (CEQA)
- Community input\*
- Environmental Review
- Project revision
- Review of revisions
- Public Hearing\*

\* Opportunities for community participation





## California Environmental Quality Act (CEQA)

- CEQA is a State law that requires government agencies to:
  - Inform decision makers and the public about potential environmental impacts from proposed projects
  - Identify ways that environmental impacts can be avoided or reduced
  - Prevent significant unavoidable impacts

# CEQA Approach for this Project

The City previously prepared an Environmental Impact Report (EIR) for the Airport West Stadium and Great Oaks Place project, and the EIR was adopted on March 16, 2010 (Reso No. 75309) (Planning File Nos. GP07-02-01, PDC07-098, and PDC09-004) and included a Statement of Overriding Considerations for several CEQA impacts, including for noise from future concerts.

The EIR evaluated one project that consisted of two distinct and geographically separate components – the Airport West Stadium Development and the Great Oaks Place Residential Development. The subject amendment focuses on only on the Airport West Stadium component.

The original approved project consisted of constructing an open-air soccer stadium for the exhibition of professional soccer, but in addition to soccer games, it was also anticipated that the stadium could be used on an occasional and irregular basis for music concerts and other events.

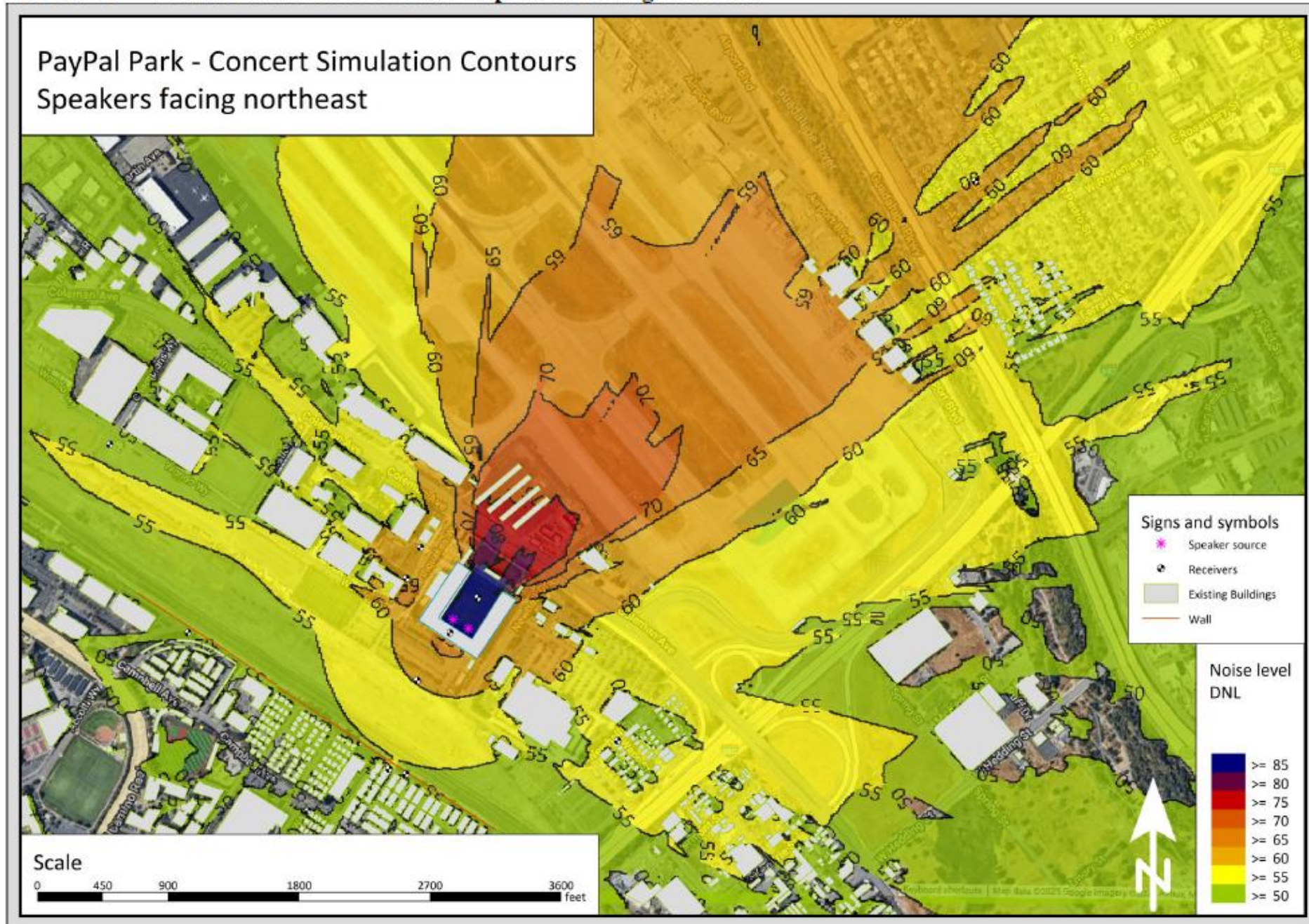
# CEQA Approach for this Project

The applicant proposes to allow up to 15 concerts per year at the existing stadium. Concerts would not start earlier than 9:00 AM or end later than 11:00 PM. No physical alterations to the stadium site would occur.

A project-level noise analysis report was prepared in June 2025 to evaluate the proposed use of the stadium for up to 15 concerts per year. The noise report assumed that concerts would be held for up to 4 hours per day and end by 11:00 p.m.

The noise analysis found that if the concert stage and speakers are oriented toward the northeast (as required by Mitigation Measure NOI-6.1 of the original EIR), and speaker output is limited to 104 dBA Leq at 135 feet from the front of the stage, that hourly average and daily average noise levels would be reduced to ambient conditions, including at residences, during concerts.

FIGURE 8 SoundPLAN Noise Contours – Speakers Facing Northeast



DNL =  
average  
day/night  
sound level



Data Source: Santa Clara County (Base Map), May 20, 2019; CAL Atlas (County Boundaries), March 10, 2014; Environmental Systems Research Institute, Inc. (ESRI), May 25, 2017  
 Note: All areas shown on this figure is within the jurisdictional boundary of Santa Clara County.

- 2025 First Quarter 65 dB (CNEL) Contour
- Municipal Boundary
- ▲ RMT Location
- Open Space
- Airport Boundary
- Water / Stream
- Runway



**2025 First Quarter 65 dB  
 Community Noise Equivalent Level  
 (CNEL) Contour**

**Table 5 – Daily Community Noise Equivalent Level (CNEL) Values – March 2025**

Day	Remote Monitoring Terminal (RMT)												
	101	102	104	105	106	107	108	109	110	111	112	114	115
1	60.2	64.3	46.8	53.7	63.3	57.7	62.6	59.0	61.9	59.7	*	56.1	51.9
2	64.3	67.6	56.0	59.9	67.1	60.5	63.7	60.5	62.0	60.0	*	58.9	56.0
3	62.1	66.1	55.5	55.1	65.3	60.7	64.0	61.7	63.1	61.0	*	59.1	53.9
4	61.2	65.2	53.8	54.7	63.9	60.2	62.7	60.1	62.2	60.1	54.1	57.6	52.6
5	62.4	66.7	55.6	60.4	65.7	58.4	60.8	58.2	60.2	58.1	57.6	55.5	58.1
6	62.2	66.3	56.8	64.3	65.6	61.3	64.5	61.9	63.7	61.7	58.2	60.4	53.2
7	62.5	66.7	60.8	58.1	65.6	61.1	64.4	61.8	63.9	61.8	58.2	59.1	55.2
8	60.8	65.1	52.7	58.2	65.6	59.1	63.0	60.3	63.0	60.8	56.6	57.6	58.2
9	52.9	66.3	54.0	60.1	65.7	60.1	63.9	61.1	63.4	61.5	57.5	58.7	54.1
10	*	65.0	50.7	57.3	64.6	60.7	63.9	61.3	63.3	61.3	57.5	58.9	52.8
11	*	63.5	51.9	56.9	61.7	60.6	62.7	61.2	64.7	62.3	59.4	57.7	52.0
12	*	65.4	58.9	61.0	63.8	56.6	54.8	60.7	65.7	63.3	61.4	48.7	63.2
13	*	67.3	52.7	60.5	66.4	62.5	65.7	62.7	65.2	62.8	59.1	60.7	55.2
14	*	68.2	60.2	63.0	67.7	59.4	62.2	59.5	62.0	59.5	56.3	57.2	63.1
15	*	68.3	56.9	58.1	66.8	55.3	58.4	57.1	59.5	57.6	54.4	53.7	60.3
16	*	65.7	59.7	61.2	64.7	49.7	55.6	61.2	66.6	64.1	62.3	49.3	62.7
17	*	67.3	59.7	63.2	66.9	59.4	60.4	58.3	61.2	58.8	56.2	55.5	61.3
18	*	65.6	54.3	60.4	65.1	60.2	63.3	60.8	62.9	61.2	56.8	58.5	52.9
19	*	64.5	54.2	56.5	63.5	60.1	63.7	61.5	64.6	62.6	59.1	58.6	54.9
20	*	66.6	55.3	59.1	68.3	61.6	65.0	62.0	64.3	62.3	58.7	60.0	55.3
21	64.4	66.2	55.7	56.4	66.2	61.0	64.4	61.4	63.9	61.8	57.8	59.4	54.5
22	61.9	66.1	55.7	56.2	65.6	59.8	63.5	60.8	63.2	61.3	57.1	58.7	54.3
23	62.7	65.9	52.1	55.5	64.9	59.6	63.6	61.0	63.4	61.5	57.5	58.4	53.6
24	61.2	65.2	61.2	57.5	66.0	61.6	63.6	61.1	63.6	61.5	57.7	58.1	52.9
25	60.1	64.4	61.5	57.4	64.1	58.3	61.9	59.3	62.5	60.7	56.5	56.3	54.6
26	60.4	65.7	60.2	61.5	64.6	53.4	55.8	59.4	65.6	62.5	60.9	49.5	61.6
27	61.9	66.4	59.7	61.2	65.3	57.2	52.2	59.4	65.1	62.7	60.8	43.1	63.1
28	62.1	66.2	60.4	57.8	65.7	61.1	64.4	61.8	64.6	62.8	58.8	59.5	53.9
29	61.2	65.4	62.7	58.4	64.6	60.5	64.1	61.6	63.7	62.1	58.4	59.3	54.4
30	58.3	63.1	56.5	59.3	60.9	61.2	52.9	59.5	65.2	62.6	60.7	44.2	60.1
31	62.7	67.0	61.8	60.2	66.5	61.6	64.8	61.8	64.2	62.2	58.1	59.6	55.6
Average	61.7	66.6	58.0	59.6	65.5	59.9	62.9	60.8	63.8	61.6	58.6	57.8	58.0

# Airport Operations

The airport has a Noise Control Program (NCP) and includes curfew hours of operation to encourage airport use by lower noise aircrafts and discourage the use of higher noise aircraft to minimize noise impact on neighboring communities and development.

Operations by Stage 3, Stage 4, and Stage 5 jet aircraft (typical newer, quieter jets) are allowed between the hours of **11:30 p.m. and 6:30 a.m.** provided that the aircraft's FAR Part 36 Certificated Composite Noise Level is equal to or less than 89.0 EPNdB. Very few planes meet this standard.

Most of the large aircraft currently used by airlines produce noise levels that exceed the composite 89.0 EPNdB standard, so the effect of the curfew is that flights are **not** scheduled to arrive or depart SJC between the hours of 11:30 p.m. and 6:30 a.m.

- Concerts proposed would end no later than 11 p.m.

# CEQA Findings for this Project

The proposal to allow up to 15 concerts per year would not result in new or exacerbated environmental impacts beyond those disclosed in the EIR.

The airport EIR noise report found concert-related noise levels would be expected to range from 64 to 69 dBA Leq at the nearest receivers, and that DNL noise levels from concert events would range from about 62 to 67 dBA at nearby receptors.

GP Policy EC-1.2 – The City considers significant noise impacts to occur if a project would:

- Cause the DNL at noise sensitive receptors to increase by five dBA DNL or more where the noise levels would remain “Normally Acceptable”; or
- Cause the DNL at noise sensitive receptors to increase by three dBA DNL or more where noise levels would equal or exceed the “Normally Acceptable” level

The proposed occasional uses would not result in new significant environmental impacts beyond those previously identified in the EIR pursuant to CEQA Guidelines 15162 and a Determination of Consistency (DOC) with the EIR will be prepared.

Applicant: Jared Shawlee, San José Earthquakes  
Applicant's Representative: Erik Schoennauer

**PDA11-002-02 & ER25-039:**

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# Public Comment/Open Forum

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Have a question or comment? Please use the “Raise Hand” feature on Zoom if you are joining us through the Zoom Webinar link or click \*9 on your phone if you are calling in.



**1:48**

City staff will queue speakers. City staff will then call out name or last four digits of phone number – please unmute yourself when you hear your name/number called. After we confirm your audio is working your allotted time will begin. Each speaker will have two minutes. Speakers using a translator will have four minutes.

# Meeting Adjournment

*Thanks for  
joining us!*

## Next Steps:

Project Review  
Environmental Review

FOLLOWED BY:

Public Hearing

↓  
Planning Director's Hearing



# Meeting Adjournment

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## Development Application

Project Manager: Cameron Gee

Email: [cameron.gee@sanjoseca.gov](mailto:cameron.gee@sanjoseca.gov)

Phone Number: (408) 535-6807

## Environmental Review

Project Manager: Cort Hitchens

Email: [cort.hitchens@sanjoseca.gov](mailto:cort.hitchens@sanjoseca.gov)

Phone Number: (408) 794-7386

## Virtual Engagement Survey:

<https://forms.gle/5gsvAwxFaqLyLKreA>