

## ENVIRONMENTAL SCOPING MEETING AGENDA

Santana Row Master Plan Update  
File No(s). PDC22-004 and ER22-107  
**When: Wednesday, March 11, 2026**  
**6:00 p.m. – 7:30 p.m.**

### ZOOM MEETING DETAILS

#### **Electronic device instructions:**

For participants who would like to join electronically from a PC, Mac, iPad, iPhone or Android device, please click this URL: <https://sanjoseca.zoom.us/j/94863113484>

Please ensure your device has audio input and output capabilities. During the session, if you would like to comment, please use the 'raise hand' feature in Zoom conference call or click \*9 to raise a hand to speak.

1. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer. Mute all other audio before speaking. Using multiple devices can cause audio feedback.
2. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.

#### **Telephone device instructions:**

For participants who would like to join telephonically please dial +1 408 638 0968 and when prompted, enter meeting ID: 948 6311 3484. You may also click \*9 to raise a hand to speak.

#### **How to provide written Public Comments prior to meeting:**

If you would like to submit your comments prior to the meeting, please e-mail [Charlotte.Yuen@sanjoseca.gov](mailto:Charlotte.Yuen@sanjoseca.gov).

### PROPOSED PROJECT(S)

**Meeting Purpose:** To describe the applicant's proposed project, the City's review process, and to obtain community input on the project located at 301 Santana Row. Comments, concerns, and questions raised at this meeting will become part of the public record and will help inform the project's design as it moves forward in the review process. There are continued opportunities throughout the permit process to publicly comment on the project as illustrated in the permit process chart below.

**Proposed project:** Planned Development Rezoning from an A(PD) Planned Development Zoning District (File No. PDC13-050) to a PD Planned Development Zoning District to modify the development standards to allow up to approximately 2,780,000 square feet of office (existing and proposed), establish new maximum height limits, add an approximately 0.54-acre parcel, remove approximately 22 street parking spaces to widen the sidewalk on both sides of Dudley Avenue, and allow approximately 2,147 new parking spaces on an approximately 42.53-gross acre site.

If you have questions regarding the project or this meeting, please contact one of the following people:

<b>Project Manager</b>	<b>Environmental Project Manager</b>	<b>Applicant Contact</b>
Alec Atienza <a href="mailto:Alec.Atienza@sanjoseca.gov">Alec.Atienza@sanjoseca.gov</a> (408) 535-7688	Charlotte Yuen <a href="mailto:Charlotte.Yuen@sanjoseca.gov">Charlotte.Yuen@sanjoseca.gov</a> (408) 535-5658	Stuart MacDonald <a href="mailto:smacdonald@federalrealty.com">smacdonald@federalrealty.com</a>

## AGENDA

### I. Welcome, Introductions, Agenda Overview, and Background

The Project Manager for the Department of Planning, Building, and Code Enforcement will welcome participants, provide an overview of the agenda, and introduce presenters.

### II. Summary of the City of San José Planning Permit Process

The Project Manager for the proposed project will summarize the development review process.

### III. Project Overview

### IV. Open Forum

### V. Next Steps

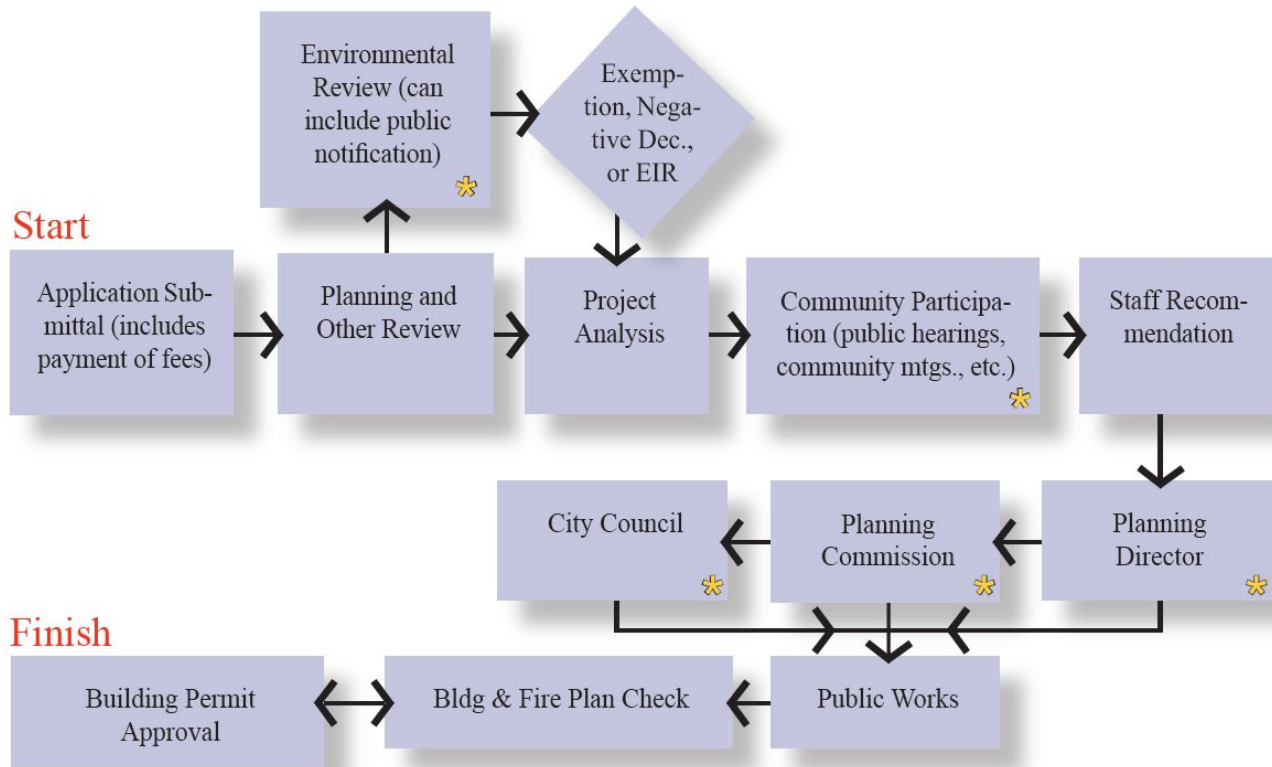
### VI. Meeting Adjournment

Please provide best contact information to receive project updates by submitting an email request to [Charlotte.Yuen@sanjoseca.gov](mailto:Charlotte.Yuen@sanjoseca.gov)

*Interpretation services will be available upon request. Please request at least 5 days in advance of the meeting date by emailing [planningsupportstaff@sanjoseca.gov](mailto:planningsupportstaff@sanjoseca.gov) and indicate what language is requested. To request an ADA accommodation or this notice in an alternative format, call (408) 535-8430 (Voice) or 7-1-1 (TTY) at least 5 business days before the hearing. Los miembros de la comunidad pueden recibir servicios de interpretación gratuitos. Comuníquese con [OficinadePlanificacion@sanjoseca.gov](mailto:OficinadePlanificacion@sanjoseca.gov) para solicitar servicios de interpretación con al menos 5 días de anticipación a la reunión. Para solicitar una adaptación de la ADA o este documento en un formato alternativo, llame al (408) 793-4100 (Voz) o al 7-1-1 (TTY) al menos 5 días hábiles antes de la reunión. Dịch vụ thông dịch ngôn ngữ được cung cấp miễn phí cho các thành viên cộng đồng. Vui lòng liên hệ [QuyHoach@sanjoseca.gov](mailto:QuyHoach@sanjoseca.gov) ít nhất 5 ngày trước cuộc họp để yêu cầu phiên dịch viên. Để yêu cầu điều chỉnh ADA hoặc tài liệu này ở định dạng thay thế, hãy gọi (408) 793-4174 (Thoại) hoặc 7-1-1 (TTY) ít nhất 5 ngày làm việc trước cuộc họp.*

## STEPS IN THE PLANNING PROCESS

Project review is an essential part of the land use and development process. The flow chart below gives a basic depiction of the steps involved.



\* Opportunity for community participation

**ENVIRONMENTAL REVIEW CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

CEQA requires developers to disclose the potential environmental impacts resulting from the construction of a project. When the City reviews a project for CEQA compliance, it is determining if the project will or will not have significant environmental effects in the following subject areas: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology/water quality, population/housing, public services, recreation, transportation/traffic, and utilities/service systems. This knowledge helps local officials to make informed decisions about whether to permit discretionary projects and, if so, with what conditions and or mitigation measures. A project can take one of three tracks:

- (1) Exempt – no possibility of impacts; or
- (2) An environmental initial study is conducted, and a negative declaration or mitigated negative declaration is adopted. This indicates that the initial study found no significant environmental impacts, or that the impacts can be reduced with mitigation measures, or
- (3) An initial study is prepared and determines that the project may have a significant effect on the environment, and preparation of an environmental impact report (EIR) is required (This is the least common outcome, but is typically required for large-scale projects).

**COMMUNITY MEETING CODE OF CONDUCT**

The City of San José is committed to providing the information and opportunities to encourage residents to follow development activity in their neighborhoods and to actively participate in the land use development process. The

intent of this community meeting today is to inform property owners, residents, and other interested parties about the proposed development, answer questions, and receive public comments. Staff will take notes on the discussion, respect all input and opinions, and respond to policy and process questions.

If you wish to speak, please refer to the following guidelines:

- Questions and comments will be taken at the end of the meeting during Open Forum
- If you are joining virtually, please use the Zoom Meeting “Raise Hand” function or press \*9 on your phone to indicate you’d like to speak. Speakers will be called upon by staff and unmuted to speak.
- Depending on the number of speakers, each person will be called upon to speak only once. If time allows a speaker may be called upon more than once. Each speaker will be limited to two minutes of speaking time each time they are called.
- Persons on the Zoom Meeting call will refrain from behavior which disrupts the public meeting or which may intimidate others who wish to voice their opinions. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disrupts or impedes the orderly conduct of the meeting.
- Harassment of meeting participants including City staff will not be tolerated in any form. If a participant engages in harassing behavior, City Staff will end the meeting or remove the participant from the Zoom Meeting call.