

DOCKETED

Docket Number:	21-SPPE-02
Project Title:	STACK Trade Zone Park
TN #:	247482
Document Title:	Report of Conversation with Tina Garg, City of San Jose regarding rezone
Description:	N/A
Filer:	Lisa Worrall
Organization:	California Energy Commission
Submitter Role:	Commission Staff
Submission Date:	11/16/2022 8:37:53 AM
Docketed Date:	11/16/2022



**Siting, Transmission
 and Environmental
 Protection Division**

FILE: n/a

PROJECT TITLE: STACK Trade Zone Park **Docket:** 21-SPPE-02

TECHNICAL AREA(s): Land Use			
<input type="checkbox"/> Telephone	<input checked="" type="checkbox"/> Email	<input type="checkbox"/> Meeting Location: N/A	
NAME(s):	Andrea Koch, Planner II, Energy Commission	DATE: Sept. 2022	TIME: Multiple
WITH:	Tina Garg, Planner, City of San Jose Planning Division		
SUBJECT:	City's Recommendations for the Rezone		

COMMENTS:

This report of conversation documents an e-mail exchange between Tina Garg (Planner with the City of San Jose) and Andrea Koch (CEC staff) regarding staff's question about the City's recommendations for the proposed STACK rezone. Ms. Garg stated that the City's recommendation is for the applicant to apply for a rezone from Industrial Park to Transit Employment Center (Planned Development). The e-mail exchange is attached.

CC:	<p>Signed: _____ s _____</p> <p>Name: Andrea Koch, Planner II</p>
------------	---------------------------------------------------------------------------------------------------------------------------

From: [Garg, Tina](#)
To: [Koch, Andrea@Energy](mailto:Koch.Andrea@Energy)
Cc: [Worrall, Lisa@Energy](mailto:Worrall.Lisa@Energy)
Subject: RE: STACK - Question Regarding Purpose of Rezone
Date: Tuesday, September 13, 2022 2:43:26 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Andrea, nice to meet you virtually. With regard to your question about rezoning - Pursuant to [Section 20.120.510](#) of the Zoning Code, the Planned Development (PD) rezoning is proposed so that the project can be individually designed to meet the needs of the territory so zoned. The uses and requirements of the planned development district shall be reflected in the general development plan which is adopted as part of the planned development zoning ordinance. The Base Zoning of the Planned Development Zoning District would be TEC Transit Employment center to conform with the General Plan land use designation.

Under a PD zoning the applicant can request reduced parking than what is required under the base zoning district (TEC in this case). However, If utilizing alternative parking, then those ratios must be incorporated into the Draft Development Standards of the Planned Development Zoning. As the project proposes a parking reduction of approximately 31%, the alternative parking ratios must be supported by a Transportation Demand Management (TDM) plan as well.

Let me know if this answers your question and if you have any follow-ups.

Thank you.
Tina

From: Koch, Andrea@Energy <Andrea.Koch@energy.ca.gov>
Sent: Monday, September 12, 2022 12:52 PM
To: Garg, Tina <Tina.Garg@sanjoseca.gov>
Cc: Worrall, Lisa@Energy <Lisa.Worrall@energy.ca.gov>
Subject: STACK - Question Regarding Purpose of Rezone

You don't often get email from andrea.koch@energy.ca.gov. [Learn why this is important](#)

[External Email]

Hi Tina.

I'm Andrea, a planner for the Energy Commission working on the STACK land use analysis. Lisa Worrall gave me your contact information for a question I have about the STACK project.

I'd like to state in my section the reason the City recommended that the applicant apply for a

Planned Development Rezoning. Was it to ensure that the development would be intense enough to be consistent with the Transit Employment Center land use designation? The applicant also mentioned at a Commission meeting that it was to avoid providing the parking normally required under the Transit Employment Center land use designation. (I didn't see parking for Transit Employment Center mentioned in the General Plan, so I'm wondering if the applicant meant that it was to avoid providing the parking normally required under the Industrial Park zoning designation.)

Thanks in advance for your help! You can e-mail me or call at 831-818-6498.

Andrea

Andrea Koch
Environmental Planner II
California Energy Commission
Siting, Transmission and Environmental Protection Division
715 P Street, MS-40, Sacramento, CA 95814
Email: Andrea.Koch@energy.ca.gov

-

Please note that my regular schedule is for work on Monday, Wednesday, and Friday. However, I'm available as needed on Tuesdays and Thursdays for meetings or urgent issues. Just send me a chat on Teams or an email. Thanks!

This message is from outside the City email system. Do not open links or attachments from untrusted sources.