



**Task Force Meeting No. 6 Synopsis
April 7, 2016**

Task Force Members Present¹:

Shirley Lewis, David Pandori, Enrique Arguello, Shiloh Ballard, Terry Christensen, Yolanda Cruz, Harvey Darnell, Andrea Flores-Shelton, John Glover, Robert Hencken, Lea King, Steve Landau, Charisse Lebron, Karl Lee, Linda Lezotte, Bonnie Mace, Amanda Montez, Nick Pham, Stephanie Reyes, George Rix, Pat Sausedo, Erik Schoennauer, Leah Toeniskoetter, Geri Wong, Jim Zito, Kevin Zwick.

Task Force Members Absent:

Pierluigi Oliverio, Rose Herrera, Manh Nguyen, Teresa Alvarado, Pat Colombe, Pastor Oscar Dace, Josue Garcia, Leslee Hamilton, Sam Ho, Jeremy Jones, Tim Orozco, John Ristow.

City Staff and Other Public Agency Staff Present:

Michael Brilliot (PBCE), Jared Hart (PBCE), Rosalynn Hughey (PBCE), Ruth Cueto (Mayor's Office).

Public Present¹:

Bob Vancleef, Jill Borders, Brian Borders, Pamela Harris.

1. Welcome

The meeting convened at approximately 6:35 p.m.

2. Review and Approval of March 24, 2015 Task Force Synopsis

The synopsis was approved.

¹ As verified by registering attendance on Sign-In sheets.

3. Greenhouse Gas Inventory

Josh Latham from AECOM presented the findings from the City of San José Community-wide Greenhouse Gas Emissions Inventory Memorandum. The presentation gave an overview of the following:

- Explanation of greenhouse gas and its impacts on climate change
- State and local (San Jose) greenhouse gas emission targets
- The role of local government in reducing greenhouse gas emissions
- San José's Greenhouse Gas Reduction Strategy and Green Vision
- Differences between the 2008 and 2014 City of San José greenhouse gas emissions inventories.

Key findings of the greenhouse gas inventory memo included:

- Eighty-nine percent of San José's community inventory consists of emissions from transportation and energy consumption, with the remaining sources comes from wastewater treatment, solid waste, and potable water;
- Community-wide emissions decreased 1.8 percent and per capita emissions decreased 4.8 percent since 2008;
- Transportation emissions increased by 16 percent due to a 3.2 percent increase in population and a 7.4 percent increase in employment;
- Energy emissions decreased by 33 percent due to residents using cleaner electricity and implementing energy efficiency programs;
- The community-wide emissions inventory for 2008 and 2014 are both below the 2020 emissions target, but are almost double the 2035 emissions target.

The presentation was informational with no recommendations from staff. Following AECOM's presentation, Task Force members were given the opportunity to ask questions and discuss the greenhouse gas inventory memo. One Task Force member asked whether the emission measurements were calculated with test equipment. Mr. Latham responded that the methodology includes a mixture of modeled and empirical data. For example, electric companies use monitoring equipment to calculate electrical consumption from residential, commercial, and industrial buildings; however, transportation emissions are calculated from a transportation model. Mr. Latham also explained that the transportation model does not include data from vehicles traveling from areas outside of San José to other areas outside of the city (cross-through traffic), so that emissions are not attributable for trips that do not originate or end in San José.

Another Task Force member asked whether the transportation model accounted for the employment rate since the number of jobs affects the amount of vehicles on the roadways. Mr. Latham explained that a separate transportation consultant projected the number of trips per day expected in San José at full build out based on General Plan land uses. Staff also stated that the existing and projected number of jobs and housing units were also included in the transportation analysis.

One Task Force member asked if food waste was calculated into the solid waste emissions calculations. Mr. Latham confirmed. Other comments from Task Force members included the desire to preserve Coyote Valley in order to improve City emissions, and supporting the extension of BART into San José to encourage multimodal transportation opportunities.

During the public comment section of Agenda Item #3, three members of the public wished to speak. Comments focused on the correlation between the Envision San José 2040 General Plan and greenhouse gas emissions, preserving Coyote Valley, and how the General Plan accounts for the significant increase of people moving into San José. One member of the public also asked for staff to elaborate on their explanation of why emissions decreased in the greenhouse gas emissions inventory memo.

4. Additional Scope of Work Items

Michael Brilliot presented the scope of work items from the Mayor's April 10, 2015 City Council memorandum that had not previously been addressed. The scope of work items included:

- Identify prime retail sites in retail-starved areas of the city and proactively offer incentives to support re-designation;
- Consider mixed-use development proposals to convert undesirable uses in neighborhoods; and
- Evaluate lands that are not economically viable for commercial uses.

Staff did not recommend any policy modifications regarding the additional scope of work items. Following staff's presentation, Task Force members were given the opportunity to ask questions and discuss the additional items.

One Task Force member asked how staff defines "retail-starved" areas, and whether pot dispensaries are included in the definition. Staff responded that typically retail-starved areas are areas where residents have disposable income but do not have the opportunity to purchase goods due to the lack of stores and services close by. In regards to pot dispensaries, City Council approved a medical marijuana program in June 2014 that regulates where medical marijuana establishments can operate in the City, who can operate them, and how they can operate. Thus, a process is already in place for regulating the location of pot dispensaries.

Another Task Force member asked whether staff could adopt a policy that holds landlords responsible for renting to undesirable uses. Other Task Force members debated whether self-storage facilities should be considered an undesirable use.

5. Finalize Task Force Recommendations

Jared Hart presented a finalized list of the recommendations that were preliminarily approved by the Task Force over the preceding five meetings. These recommendations include adjustments to the General Plan's planned job capacity, housing yield, and jobs to employed resident (J/ER) ratio goal; and modifications to Urban Village and affordable housing policies.

Following staff's presentation, the Task Force was given an opportunity to discuss the preliminary recommendations. One Task Force member stated that the final sentence of proposed policy IP-5.2 should not be included because it is redundant. The final sentence of the proposed policy reads: "this is a goal, not a requirement to be imposed on individual projects." Other Task Force members felt that including the sentence was necessary for clarification purposes.

Another Task Force member asked why the Innovation/Regional Employment Center Major Strategy includes text regarding "celebrating arts and culture." Staff responded that while promoting the creation and inclusion of arts and culture in San José provides many social benefits, the arts is also a significant economic benefit to the City as it entices tourism and creates a sense of place, among many other benefits.

One Task Force member asked whether every Urban Village Plan requires a subsequent financing plan, and whether the Urban Village Plans that are already adopted need to be modified to adhere to the proposed Task Force updates. Staff confirmed that every Urban Village Plan needs a financing plan and that the Urban Village plans already adopted will not be modified as they were not impacted by the proposed job and housing capacity adjustments. However, future Urban Village Plans will need to adhere to the new adjustments if they are approved by Council.

One Task Force member asked why Appendix 5 does not include columns showing the distribution of housing units and job capacity for a 1.0/1 J/ER ratio. Staff responded that the General Plan needs to plan for the full capacity of employment and housing growth, not just short-term goals.

Some Task Force members also stressed the need to increase staffing levels of the Planning Division in order to realize the ambitious goals and policies of the Envision San José 2040 General Plan.

During the public comment section of Agenda Item #5, five members of the public wished to speak regarding staff's proposed affordable housing policies and actions. Comments included the following:

- The desire to strengthen the riparian corridor policy;
- The causes and effects of displacement in Urban Villages;
- Approval of affordable housing policies in the General Plan;
- The desire to see policy IP-5.2 be a requirement, not a goal;

- The inclusion of more speakers from a variety of different organizations, such as ABAG and VTA; and
- The desire to allow mixed-income projects on transit-oriented development (TOD) sites to move forward ahead of the Urban Village’s planning horizon.

Following public comment, the Task Force was asked to provide final recommendations for the City Council to consider regarding changes to the Envision San José 2040 General Plan. The following is a summary of the motions during this item:

- Motion to recommend that council add staff capacity to the Planning Division to implement Urban Village Plans and the General Plan policies. The motion passed unanimously.
- Motion to modify Staff’s proposed policy IP-5.2 as follows: “As part of the preparation of an Urban Village Plan, establish an Urban Village wide goal that, with full build out of the planned housing capacity of the given Village, 25% or more of the units built would be deed restricted affordable housing, with 15% of the units targeting households with income below 30% of Area Median Income. ~~This is a goal, not a requirement to be imposed on individual projects.~~” The motion failed 12-15.
- Motion to approve Attachment C – Task Force Preliminary Recommendations. The motion passed unanimously.

6. Next Steps in the 4-Year Review Process

Planning staff gave an overview of next steps of the 4-Year Review process following conclusion of the Task Force meetings. The City’s environmental consultant, David J. Powers & Associates, will prepare an Initial Study analyzing the proposed modifications to the Envision San José 2040 General Plan. Once the CEQA process is complete, staff will bring the Task Force recommendations to the Planning Commission and City Council sometime in Fall 2016.

One Task Force member asked whether the environmental review will include an Environmental Impact Report (EIR). Staff responded that the review will not be a new EIR, but an addendum to the existing EIR. Another Task Force member requested that Staff keeps the Task Force updated on future meetings and public hearings regarding the 4-Year Review.

7. Adjourn

The meeting adjourned at approximately 8:00 p.m.