

**TO: Envision San José 2040  
4-Year Review Task Force**

**FROM: Michael Brilliot**

**SUBJECT: MARCH 24, 2016  
ENVISION SAN JOSÉ 2040  
4-YEAR REVIEW  
TASK FORCE MEETING**

**DATE: March 18, 2016**

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This memo provides information to assist you in preparing for the March 24, 2016 Envision San José 2040 Task Force meeting. Links to the referenced documents and other resource materials (e.g. reading materials and correspondence) are posted on the Envision San José 2040 4-Year Review website (<http://www.sanjoseca.gov/GeneralPlanReview>).

The following is a summary of agenda items for the March 24, 2016 Task Force meeting:

**Agenda Item 3 – Water Supply Review**

See Attachment A.

**Agenda Item 4 – Urban Village Policy Modifications (continued from 2/25/16 meeting)**

See Attachment B for staff's updated recommendations on Urban Village Policies. Please note staff recommendations have been modified from what was presented at the February 25, 2016 Task Force meeting.

**Agenda Item 5 – Recommended Policy and Action Modifications to Facilitate Affordable Housing (continued from 2/25/16 meeting)**

See Attachment C for staff's updated recommendations on actions to facilitate affordable housing. Please note staff recommendations have been modified from what was presented at the February 25, 2016 Task Force meeting.

As a clarification, staff recommended Policy IP-5.2 (page 4 of Attachment C) is a goal, not a requirement. Staff recommended Policy IP-5.2 establishes, as part of the preparation of Urban Village Plans, a goal that at least 25% of units built in Urban Villages are deed restricted affordable housing. The recommended policy establishes a goal only, and would be implemented through Urban Village financing plans and other mechanisms such as the existing Inclusionary Housing Policy and Affordable Housing Impact Fee. This proposed policy would not require new residential development to make 25% of its housing units deed restricted affordable units.

### **Agenda Item 6 – Staff Recommended Near Term J/ER Ratio Goal**

See Attachment D for staff’s recommendation to establish a near-term J/ER ratio as directed by City Council.

### **Agenda Item 7 – Public Comment- Open Forum**

Members of the community will be provided with an opportunity to address the Task Force and provide input on additional issues not included on the meeting agenda.

### **Council Identified Items from April 10, 2015 Council Memorandums**

As part of the scope of the Envision San Jose 2040 General Plan 4-Year Review, City Council directed staff to conduct a limited review of a number of items to provide the Council with feedback, including many that have already been covered by the Task Force. A list of those items from the Council memos and items on the scope of work document distributed at the first Task Force meeting, including their status, are included in Attachment E. Also included are the two Council memorandums and City Council meeting minutes (Item 11.2) approving the Council memos.

### **Task Force Correspondence**

The Task Force packet includes one Task Force correspondence item, posted on Envision San José 2040 4-Year Review website (<http://www.sanjoseca.gov/GeneralPlanReview>).

- CityLab – The Atlantic article: *The City Where the Poor Once Thrived*.

### **Public Correspondence**

The Task Force packet includes one public correspondence item, posted on Envision San José 2040 4-Year Review website (<http://www.sanjoseca.gov/GeneralPlanReview>).

- Memo to General Plan 4-Year Review Task Force, and Evergreen-East Hills Market Outlook reports from Steve Dunn – SteelWave (March 10, 2016)

### **Follow-Up Items from February 25, 2016 Meeting**

1. During Meeting #4, Several Task Force members asked Staff to identify 1-acre to 2-acre sites within the city that adhere to Staff’s proposed Policy H-2.5. Please see Attachment F for maps showing all commercial parcels of 2 acres or less, 1.5 acres or less, and 1 acre or less that meet the following requirements:

- a. Outside of identified Growth Areas;
- b. Within a ½-mile of existing transit lines;
- c. Has a General Plan land use designation of Mixed Use Commercial or Neighborhood/Community Commercial; and
- d. Has properties designated in the General Plan for residential uses on one side, and two or more sides.

Please note that Staff did not determine whether the identified sites are vacant or underutilized.

2. Staff is not proposing to incorporate recommended Envision San Jose 2040 General Plan text amendments in the Weingarten Realty Investors (WRI) public correspondence letter submitted February 23, 2016. The calculations submitted by WRI inaccurately overstate the commercial square footage the City would require for a Signature Project on their proposed project site. A privately initiated General Plan Text Amendment request was submitted on March 9, 2016 to make revisions to the Envision San Jose 2040 General Plan consistent with WRI's recommendations to the 4-Year Review Task Force. Staff will consider the proposed General Plan Text Amendment request (GPT16-002) as part of the 2016 General Plan Annual Review.
3. Staff modified Attachment G to the January 28, 2016 Task Force meeting Overview Memo (Envision San Jose 2040 General Plan Appendix 5 with Recommended Adjustments) related to adjusted planned job and housing capacities. The minor modifications to the allocation of jobs capacities were made to address identified minor accounting errors. The modifications to the allocation of housing capacity were made to preclude the need for more extensive Environmental Review. Additional environmental review, beyond the scope of the 4-Year Review process, would be needed if the reallocation of planned housing growth resulted in significant increase in housing capacity within the service area of any of the three water retailers (San Jose Water Company, San Jose Municipal Water, and Great Oaks Water Company). An updated table of recommended planned job and housing unit adjustments is included as Attachment G to this memorandum. Recent modifications or corrections are highlighted in light green. The updates do not change the overall planned jobs and housing unit adjustments tentatively approved by the Task Force at the January 21, 2016 Task Force meeting.

### **Next Meeting**

The next meeting is scheduled for Thursday, April 7, 2016 at 6:30 p.m. This meetings topics will include Greenhouse Gas (GHG) and approval of final recommendations to the City Council from the Envision San Jose 2040 General Plan 4-Year Review Task Force.

If you have any questions, please contact either myself or Jared Hart. I can be reached by phone at (408) 535-6831 or by email at: [michael.brilliot@sanjoseca.gov](mailto:michael.brilliot@sanjoseca.gov). Jared can be reached by phone at (408) 535-7896 or by email at: [jared.hart@sanjoseca.gov](mailto:jared.hart@sanjoseca.gov).

Michael Brilliot  
Division Manager

Attachment A: Water Supply Summary Review Memo prepared by Schaaf & Wheeler  
Attachment B: Staff Recommended Urban Village Policy Modifications  
Attachment C: Staff Recommended Actions to Facilitate Affordable Housing  
Attachment D: Staff Recommended Near Term J/ER Ratio  
Attachment E: Status Table of Council Identified Items from April 10, 2015 Council Memorandums  
Attachment F: Maps: Analysis of Parcels for Staff Recommended Policy H-2.5  
Attachment G: Envision San Jose 2040 General Plan Appendix 5 with Recommended Adjustments