

General Plan 4-Year Review Task Force Meeting #7

August 20, 2020

<https://sanjoseca.zoom.us/j/96768691667>

Call In Number
1-877-853-5257

Meeting ID:
967 6869 1667

For access assistance, email: GeneralPlanStaff@sanjoseca.gov



*Planning, Building and
Code Enforcement*

Agenda Items 1 & 2: Agenda & Approval of Meeting Synopsis

Envision 2040 General Plan 4-Year Review

Agenda

1. Welcome & Agenda Overview
2. Approval of July TF Meeting Synopsis
3. Reframing Opportunity Housing
4. Public Comment & Task Force Discussion
5. Task Force Recommendation
6. Meeting Adjourned: Fill out virtual meeting survey!



Agenda Item 3: Reframing Opportunity Housing

Envision 2040 General Plan 4-Year Review

Why Opportunity Housing?

- Council-approved scoping item
 - Provide transition area between higher density Urban Villages and lower density single family homes
 - Allow smaller, more affordable-by-design residential developments
 - Larger developments are expensive, more difficult to fund
 - Expand areas that allow multi-family residential
 - 94% of San Jose residential land is limited to single-family



Outreach

- Planned Citywide community engagement
- Staff notified the leads of all 207 neighborhood associations citywide on August 5
- Coordinate with Council Districts to publicize meetings and topics
- New Opportunity Housing webpage: <https://bit.ly/SJOpportunityHousing>
- New Opportunity Housing list serve & email updates
- Continued (standard procedure)
 - GP 4-YR email updates to list serve
 - Event and agenda posted on City calendar
 - Post meeting materials 1 week before TF meeting
 - Social media notices about GP 4-Year meetings



Staff Recommendation

In alignment with Council direction, staff recommends continuing to explore allowing up to four units on parcels with a Residential Neighborhood land use designation in areas generally a half-mile walking distance around Transit Urban Villages, taking into consideration natural, human-made, and neighborhood boundaries, and on properties adjacent to existing multifamily housing types or properties designated for multifamily housing. Should City Council direct staff to further explore Opportunity Housing, the following actions will need to be initiated.

1. Conduct a **citywide community engagement** effort:
 - a) Work with community organizations and leaders to encourage participation and diverse representation reflective of San José in the outreach process.
2. Explore creating an **affordable housing incentive** to encourage inclusion of units at affordable or moderately-priced levels in Opportunity Housing.

Staff Recommendation

3. Find an approach that would allow Opportunity Housing while also minimizing **displacement** risk:
 - a) Conduct a Displacement Risk Analysis where Opportunity Housing would be implemented.
 - b) Determine if existing City protections for renters would be sufficient or if additional protections are needed to minimize and discourage displacement.
 - c) Consider additional restrictions for use of Opportunity Housing units as short term rentals, beyond the City's existing ordinance.

Staff Recommendation

4. Explore strategies to preserve **historic areas and properties** while also allowing Opportunity Housing:
 - a) Consider allowing the adaptive reuse of structures that are on or are eligible for inclusion on the City of San José's Historic Resources Inventory.
 - b) Consider an age-based rule for older homes applying for Opportunity Housing if updates to the Historic Resources Inventory are not completed by the time of implementation.

Staff Recommendation

5. Update **City policies and ordinances** to allow Opportunity Housing:
 - a) Update the Citywide Design Guidelines and Standards to include Opportunity Housing design standards that ensure that Opportunity Housing projects are designed to be compatible with existing neighborhoods.
 - b) Revise the General Plan and Zoning Code to allow and facilitate Opportunity Housing while maintaining the intent for Opportunity Housing to blend in with the existing neighborhood.

Task Force Follow-Up

Citywide	Owner Occupied	Renter Occupied
All Households	57%	43%
White Alone Not Hispanic or Latino	66%	34%
Asian Alone	63%	37%
Two or More Races	49%	51%
American Indian or Alaska Native Alone	44%	56%
Hispanic or Latino	41%	59%
Some Other Race Alone	35%	65%
Black or African American Alone	33%	67%
Native Hawaiian & Other Pacific Islander Alone	29%	71%

Source: ACS 2018-Year Data, B25003 – Tenure by Race

Task Force Follow-Up

- **Updating the Historic Resources Inventory (HRI) – on-going, multi-year effort**
- **FY19-20 Highlights - Items approved to be added to HRI:**
 - 7 Chicano murals
 - 10 commercial signs
 - Dick’s Market on N. 4th Street
 - Waldo residence on Bird Avenue
 - 384 properties in the North Willow Glen Conservation Area
 - 133 properties in the Alameda Park/Schiele Avenue area
- **Strategy for Opportunity Housing:** Complete on-going survey work in current work plan:
 - S. First Street, N. First Street Urban Village, E. Santa Clara Urban Village
 - Prioritize and complete work in/near transit Urban Village areas – Opportunity Housing would not be applied until eligible properties are added to HRI



Task Force Follow-Up

- Reach out to other jurisdictions that have implemented similar programs
 - Development interest of multifamily projects on previously single-family lots
 - Seattle
 - No permit numbers yet, but only 6% of single-family lots citywide were upzoned
 - Minneapolis
 - Less than 35 permit applications for conversions
 - Less than 10 for new builds
 - Not all applications approved, conversions in older homes struggle to meet building code
 - Lessons learned/positive and negative impacts pertaining to quality of life
 - Too early to tell, very few projects have begun construction



Agenda Item 4: Public Comment & Task Force Discussion

Envision 2040 General Plan 4-Year Review

Public Comment



2:00

Zoom Information

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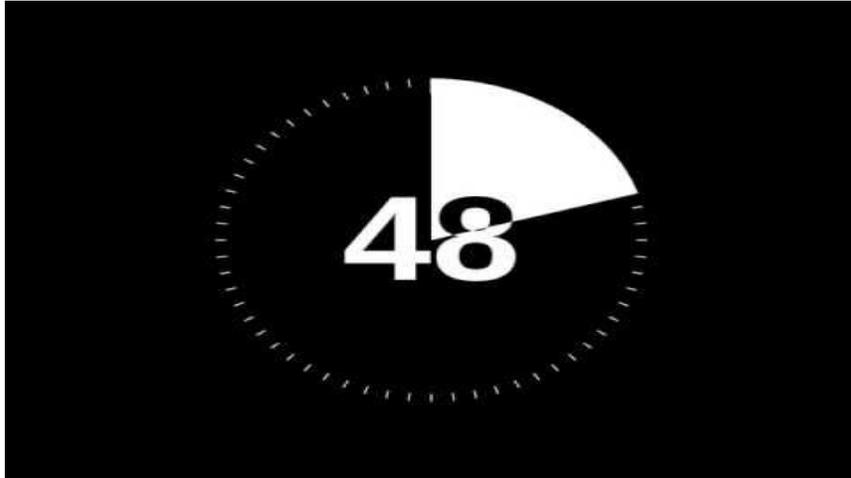
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City Staff will call out names of the public who identified that they want to speak. You may identify yourself by the “Raise Hand” feature on Zoom or dial *9 on your phone.

As your name (or the last 3 digits of your phone number) is called, City Staff will unmute you to speak. After we confirm your audio is working your allotted time will begin. Each speaker will have two minutes.

Public Comment



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Agenda Item 5: Task Force Recommendation

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