

**MINUTES OF THE CITY COUNCIL  
GENERAL PLAN IMPLEMENTATION: URBAN VILLAGES**

**SAN JOSE, CALIFORNIA**

**MONDAY, APRIL 01, 2014**

The Council of the City of San José convened in Regular Study Session at 1:31 p.m. in the Council Chambers at City Hall.

Present: Council Members - Campos, Chu, Constant, Herrera, Kalra (1:39 p.m.), Khamis, Liccardo, Nguyen, Oliverio, Rocha; Reed.

Absent: Council Members - All Present.

Staff: City Attorney Richard Doyle, City Manager Edward K. Shikada, Assistant Director of Planning, Building and Code Enforcement Laurel Prevetti, City Clerk Toni J. Taber, CMC and Deputy City Clerk Susan M. Davis.

Documents Filed: Staff presentation dated April 1, 2014 summarizing the Urban Village Implementation.

**INTRODUCTION**

Mayor Reed emphasized that this was the second study session on the Urban Villages as the Council and Staff figure out how to implement the vision of the General Plan, the financing of the infrastructure and other services in order to provide certainty.

City Manager Edward K. Shikada pointed out that the purpose of the study session was to engage the Council on specific implementation measures within Urban Villages, including facilitating private development while achieving General Plan goals of job generation, place making and other outcomes.

Assistant Director of Planning, Building and Code Enforcement Laurel Prevetti provided introductory comments.



## **DISCUSSION ON URBAN VILLAGE FINANCING / DRAFT WEST SAN CARLOS FINANCING AS A CASE STUDY**

Senior Planner Michael Brilliot presented the report on Urban Village Implementation. Darin Smith, Economic and Planning Systems provided examples of Urban Villages. Michael Yarne, UP Urban offered information on the public development rights.

Mike Kim, Simeon Commercial Properties LLC offered information about Office Retail. Jeff Berkes, Federal Realty provided information about development agreements and impact fees.

Council discussion ensued.

City Attorney Richard Doyle presented clarifications and provided background information.

## **DISCUSSION ON THE ENVISION SAN JOSÉ 2040 SIGNATURE PROJECT POLICY**

Planning, Building and Code Enforcement Planner Lesley Xavier offered the presentation on Envision San José 2040 Signature Project Policy.

Assistant Director of Planning, Building and Code Enforcement Laurel Prevetti summarized the Urban Village Work Plan.

## **PUBLIC COMMENTS**

- (1) Jim Reyner suggested that the City needs a strategy for affordable housing for the Urban Villages.
- (2) David Canavese suggested ways of creating beautiful walkable environments within the Urban Villages.
- (3) Leah Toeniskoetter, SPUR, expressed her appreciation for the debate and discussions, and will be looking forward to working with the City on financing the Urban Villages.
- (4) Chris Giangreco, Winchester Orchard Neighborhood Association, expressed concern about the potential negative impacts to the neighborhoods, i.e. public safety and requested that the neighborhoods are including in the Planning Process.
- (5) Daphna Woolfe, Winchester Orchard Neighborhood Association, expressed concern about the traffic impact in the neighborhoods.
- (6) Brian Grayson Preservation San José, urged the Council to have a fully completed City survey of all the historic properties.
- (7) Roland LeBrun encouraged the Council to provide more jobs.
- (8) Melissa Morris, Law Foundation of Silicon Valley, encouraged the Council to include more and thoughtful discussions on affordable housing.
- (9) Omar Chalby provided his thoughts on safe transportation.

## **NEXT STEPS AND COUNCIL DIRECTION**

Assistant Director of Planning, Building and Code Enforcement Laurel Prevetti and Assistant Director of Transportation James Ortbal responded to Council questions and concerns.

Mayor Reed acknowledged that Council will continue these discussions on the Urban Village Implementation Strategy at a future date.

Mayor Reed adjourned the Study Session at 5:08 p.m.

Minutes Recorded, Prepared and Respectfully Submitted by,

Toni J. Taber, CMC  
City Clerk

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