

The Planning Division presents the attached draft Guiding Principles. The document reflects the input received from the participants throughout the process. The guiding principles focuses on the following key objectives: residential uses, commercial uses, open space and amenities, transportation, and sustainability, green building, and community programs.

The Guiding Principles will be used by City Council in its consideration of the development project while weighing the City's needs and Goals and Strategies in the City's Envision 2040 General Plan (General Plan). There are two key areas where the Guiding Principles may be in conflict with the specific findings that must be made as part of a Statement of Overriding Consideration for the California Environmental Quality Act (CEQA) review process. This letter provides additional information on the overriding considerations and how the Guiding Principles will be used to guide density and number of affordable units onsite. The City will use the Guiding Principles to consider the priorities and concerns of the community when reviewing a development proposal.

Background

In December 2022, City Council approved changes to its Transportation Analysis Policy (Council Policy 5-1) that allows the consideration of market-rate residential development in areas with high vehicle miles travel (VMT) that cannot be mitigated and on land with a General Plan land use designation of Private, Recreation and Open Space. This change is what allows for the potential redevelopment on the Pleasant Hills Golf Course site. The amendment states that City Council must making specific findings as part of a Statement of Overriding Consideration as part of the CEQA review process.

The changes approved by City Council provided direction on the overriding considerations criteria. The criteria included the follow:

- 1) Provision of on-site affordable housing units that exceeds the City's Inclusionary Housing Ordinance.
- 2) Inclusion of land dedicated to commercial uses, including neighborhood-serving commercial uses.
- 3) Requirement that the applicant must submit a fiscal impact study to provide staff and City Council an understanding of the potential impacts to the City's revenue and finances if it were to approve the project.
- 4) Requirement that the applicant must submit a development permit to be reviewed concurrently with a General Plan Amendment.
- 5) Conduct extensive community engagement and outreach should be conducted in the prominent languages in the given area.

Community Engagement Process

City Council directed staff to conduct a City-led community engagement process. The goal of this City-led community engagement process is a set of guiding principles that identify key objectives that the redevelopment of the former Pleasant Hills Golf Course should achieve. In collaboration with the consultant team, PlaceWorks, staff has conducted community workshops and online surveys. The consultant has helped with outreach efforts and developing the guiding principles document resulting

from the process. A summary of the community engagement process can be found in the [Information Memo](#) that was released on April 24, 2024.

City's Priorities

The criteria defined by City Council for the overriding considerations process is an opportunity for the City to weigh the cost and benefits of allowing market-rate residential development in areas currently where previously not allowed under Policy 5-1 due to significant and immitigable VMT impacts. Taking into consideration the specific criteria, as well as other policies in the General Plan, planning staff will review the project and its consistency with the overriding considerations criteria and the General Plan.

Project Density Alignment with Fiscal Analysis

The applicant must submit a fiscal and jobs/housing balance impact study to understand the financial impacts of the project from perspective of the City's future revenue and expenditures. The project should provide housing at a density that will not negatively impact the City's finances or revenue on ongoing basis. Previous City analysis has suggested that lower densities may cost the City more, while simultaneously providing less units to address the ongoing housing shortage.

The applicant will work with the City to prepare and submit a fiscal impact study for review concurrent with the development permit. Based on the findings in the fiscal impact study, the City will use the preferences identified in the Guiding Principles to recommend the project provide housing types and a density range that best meets the priorities of the City and the community. The fiscal impact study and City's priorities will be weighed with environmental limitations found through the environmental review process.

Number of Affordable Residential Units Onsite

Based on the criteria from City Council, the project must provide affordable units on-site that exceed the requirements of the City's [Inclusionary Housing Ordinance](#). Through the community engagement process, the City will obtain feedback from the community on what they believe is an appropriate amount of affordable housing for the project. Staff will use this to recommend the appropriate minimum on-site affordability for the project.

Next Steps

The applicant submitted a General Plan Amendment application in 2022. The guiding principles will be presented to Planning Commission and City Council this fall. Planning will use the Guiding Principles to review the project for conformance with City needs, goals, and strategies.

To proceed with the General Plan Amendment application, the applicant will need to submit a development permit application. The applicant must also submit the fiscal impact study. The fiscal impact study and development permit will be reviewed concurrently with the Annexation and Rezoning applications. An environmental consultant will also prepare an Environmental Impact Report (EIR).

There are additional opportunities to participate in the decision-making process for the project. Additional outreach and community meetings will be conducted during the formal review of the development permit application process. We encourage you to visit the [project webpage](#) for updates throughout the remainder of the Planning process.

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