

# City Streamlined Review Process

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PROJECT MANAGER: MICHELLE FLORES

PRINCIPAL PLANNER: JERAD FERGUSON

# Background

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## P-7 Housing Element Program: City Infill Housing Ministerial Approval Ordinance

- This strategy would adopt and implement a City Streamlined Review Process to ministerially approve infill housing developments that meet all objective standards.
  - No public hearing
  - CEQA ministerial exemption

Local Ministerial Ordinance for North San José

# Eligibility

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- ❑ Project Types
  - Residential or Mixed-use
  - Market rate and affordable
- ❑ Specific Growth Areas and Land Use Designations
- ❑ Consistent with General Plan, Zoning Ordinance, Urban Village Plans, Design Guidelines
  - No exceptions to Design Guidelines
- ❑ Cannot include Development Exception, Variance, or Use Permit
- ❑ Within ½ mile of existing major transit stop or existing stop along a high-quality transit corridor.

# Eligibility – Site Characteristics

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## Growth Areas

- Planned Urban Villages (except Alum Rock)
- Station Areas
  - For Diridon Station Area, only for the portion outside of Downtown
- Specific Plans
  - Midtown, Tamien, Jackson-Taylor

## Land Use Designations

- Urban Residential, Transit Residential, Urban Village or Mixed Use Commercial

## Not within the Airport Influence Area

## Not a Planned Development Zoning

# Eligibility – Project Characteristics

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## Density

- Minimum 40 DU/AC

## Demolition

- Reduce the total number of existing dwelling units on the site
- Demolish units occupied by tenants in a multifamily residence (3+ units) within the last five years
- Projects subject to an affordable housing regulatory agreement
- Properties protected under Ellis Act

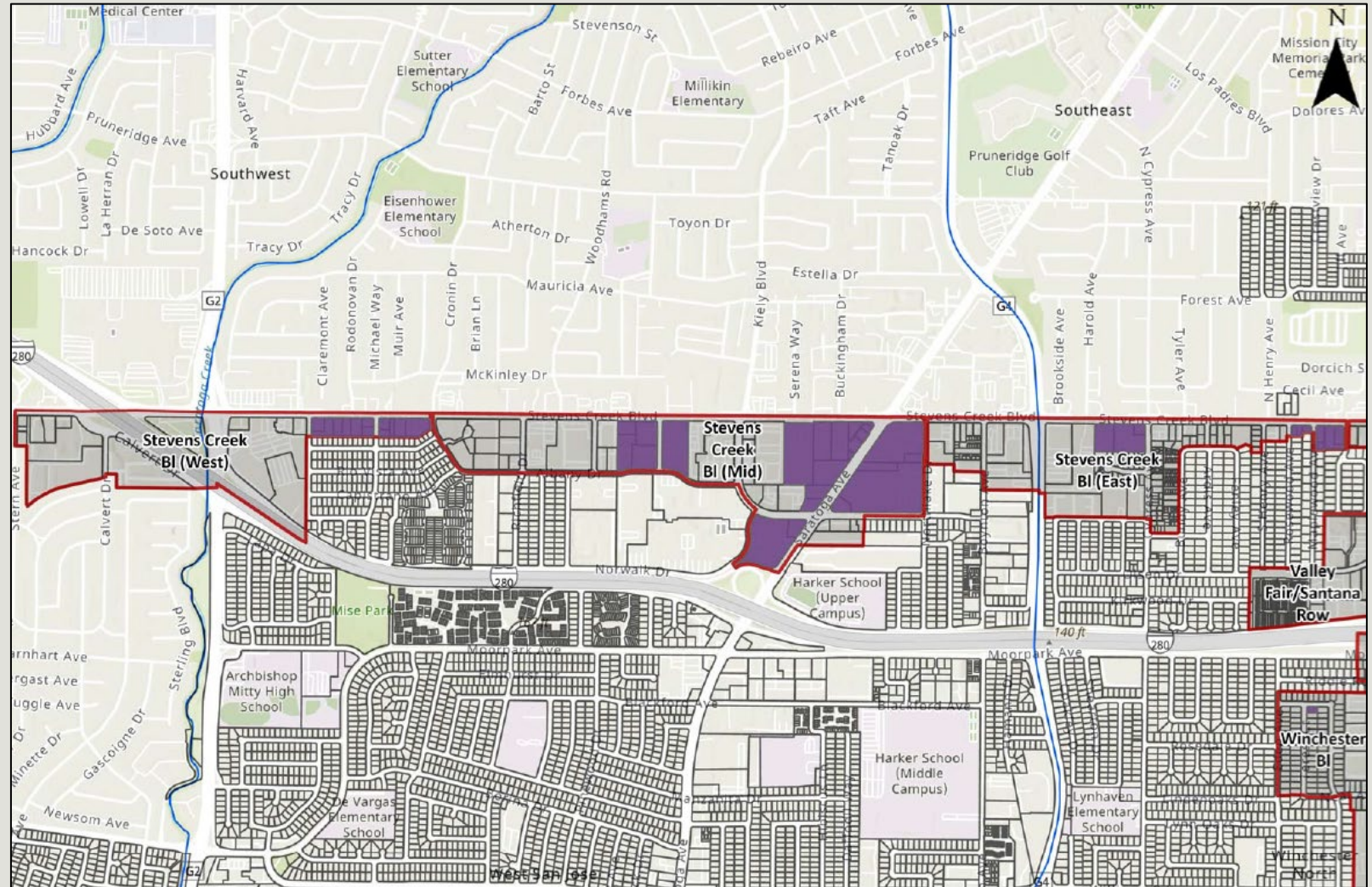
## Historic

- Report is required to document and evaluate that the buildings are not eligible for listing in the National Register, California Register or San José Historic Resource Inventory for the demolition or alteration of:
  - Buildings over 45 years old
  - Identified Structures on the Historic Resource Inventory
- Buildings on the Historic Resource Inventory (except for Identified Structures) cannot be demolished or altered

# Potential Qualifying Sites

Growth areas:

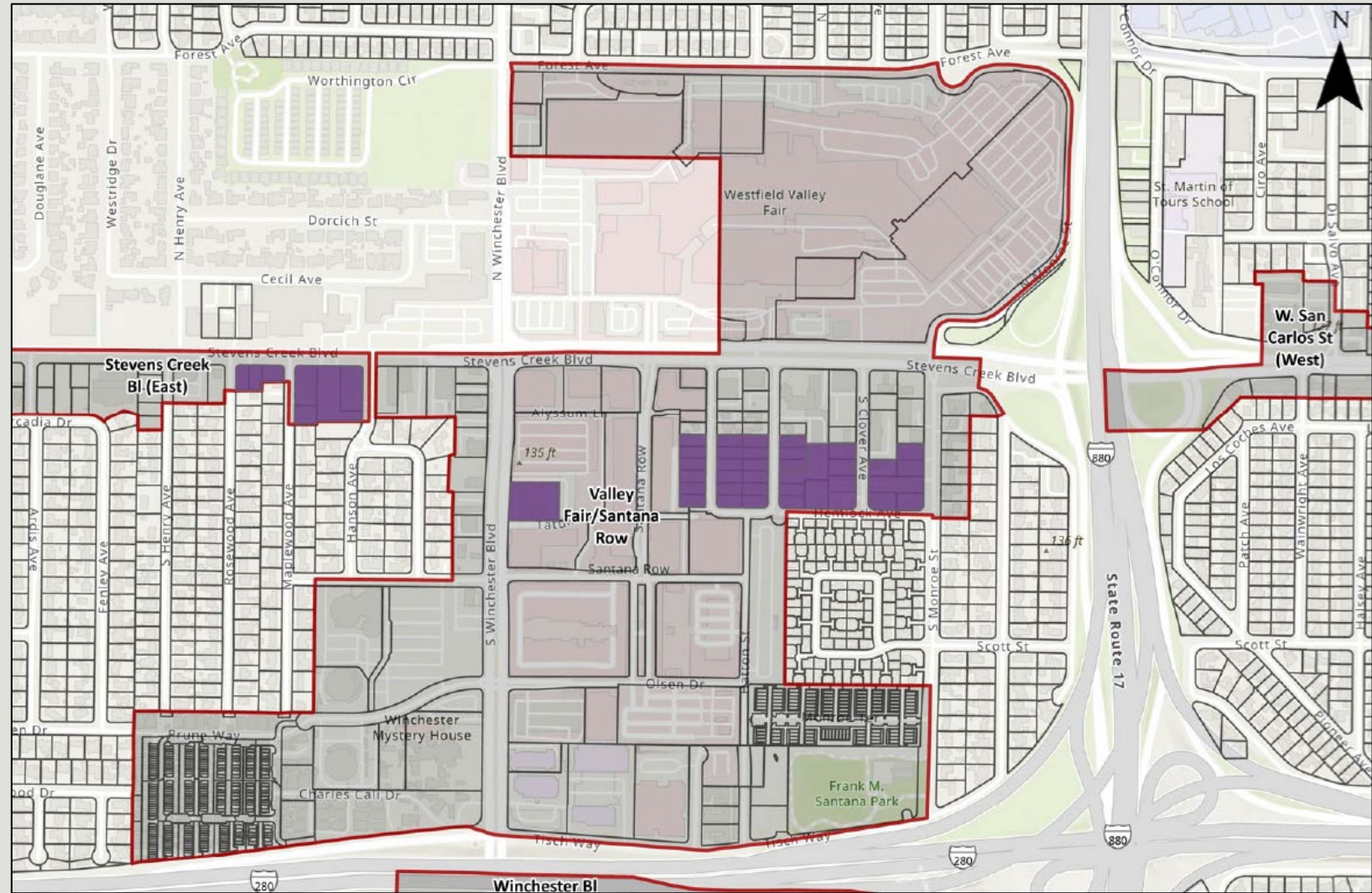
§ Stevens Creek Urban Village



# Potential Qualifying Sites

Growth areas:

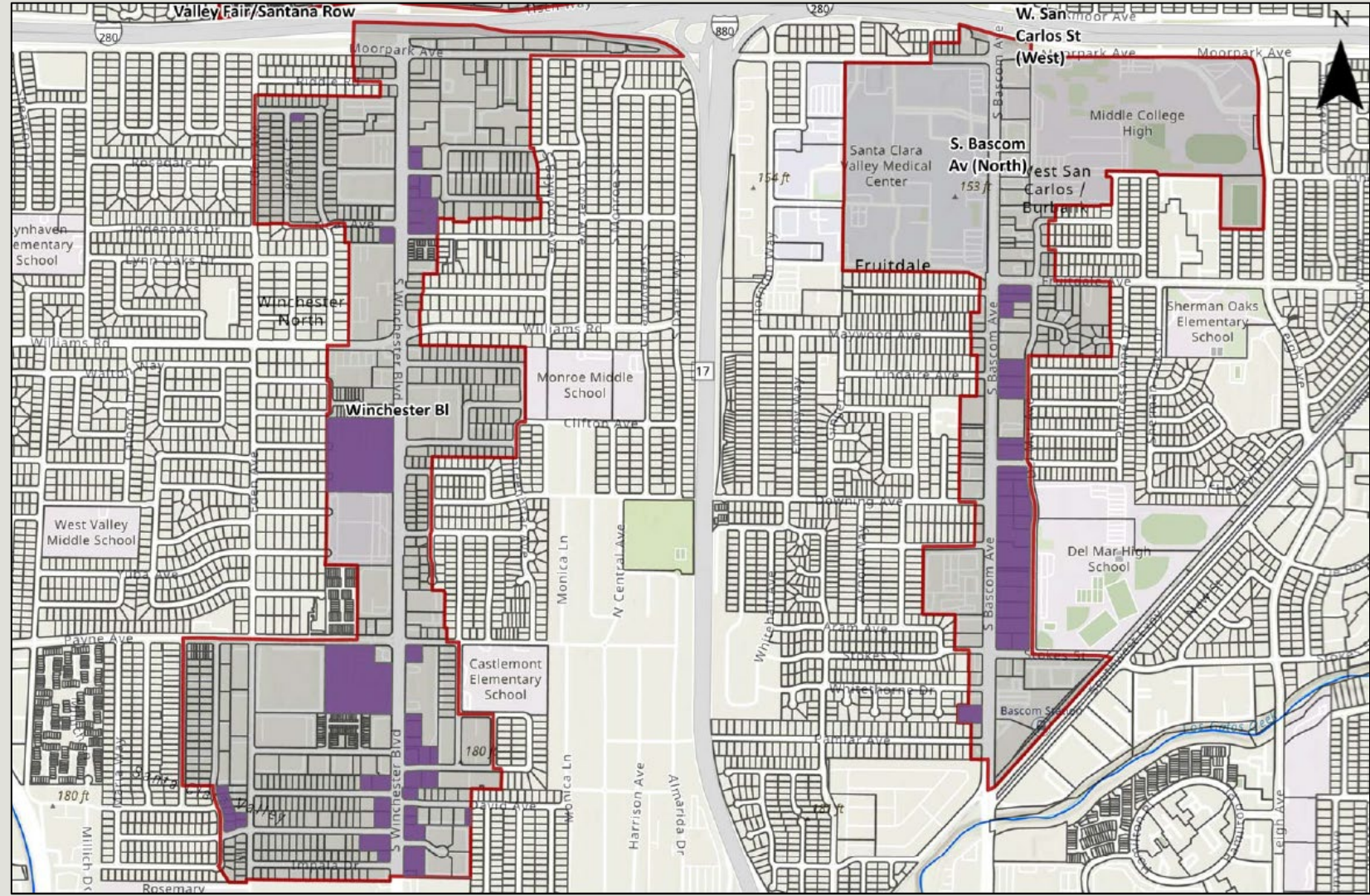
- § Santana Row/Valley Fair Urban Village
- § Winchester Urban Village



# Potential Qualifying Sites

Growth areas:

- § Winchester Urban Village
- § South Bascom Urban Village

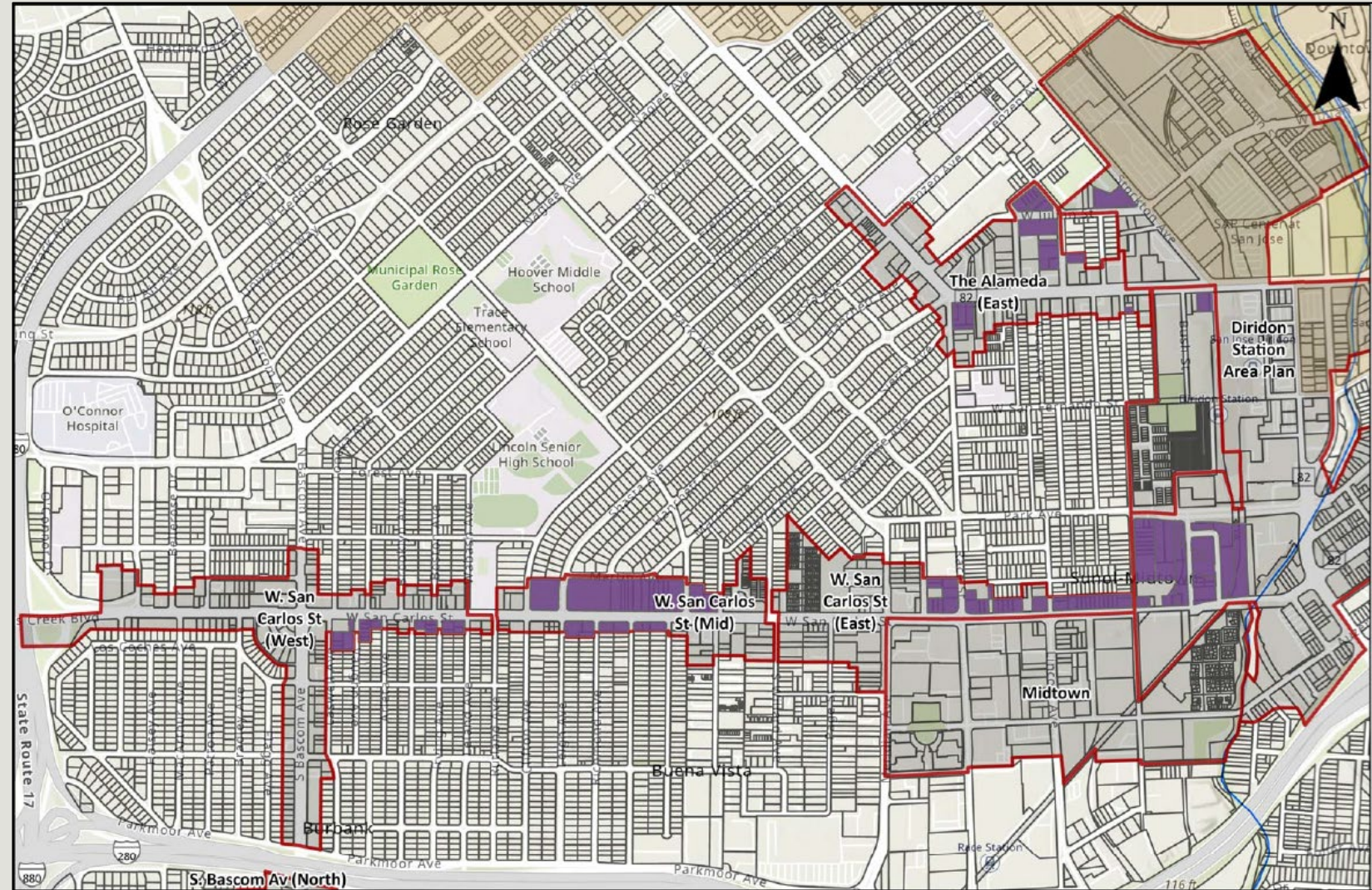




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Growth areas:

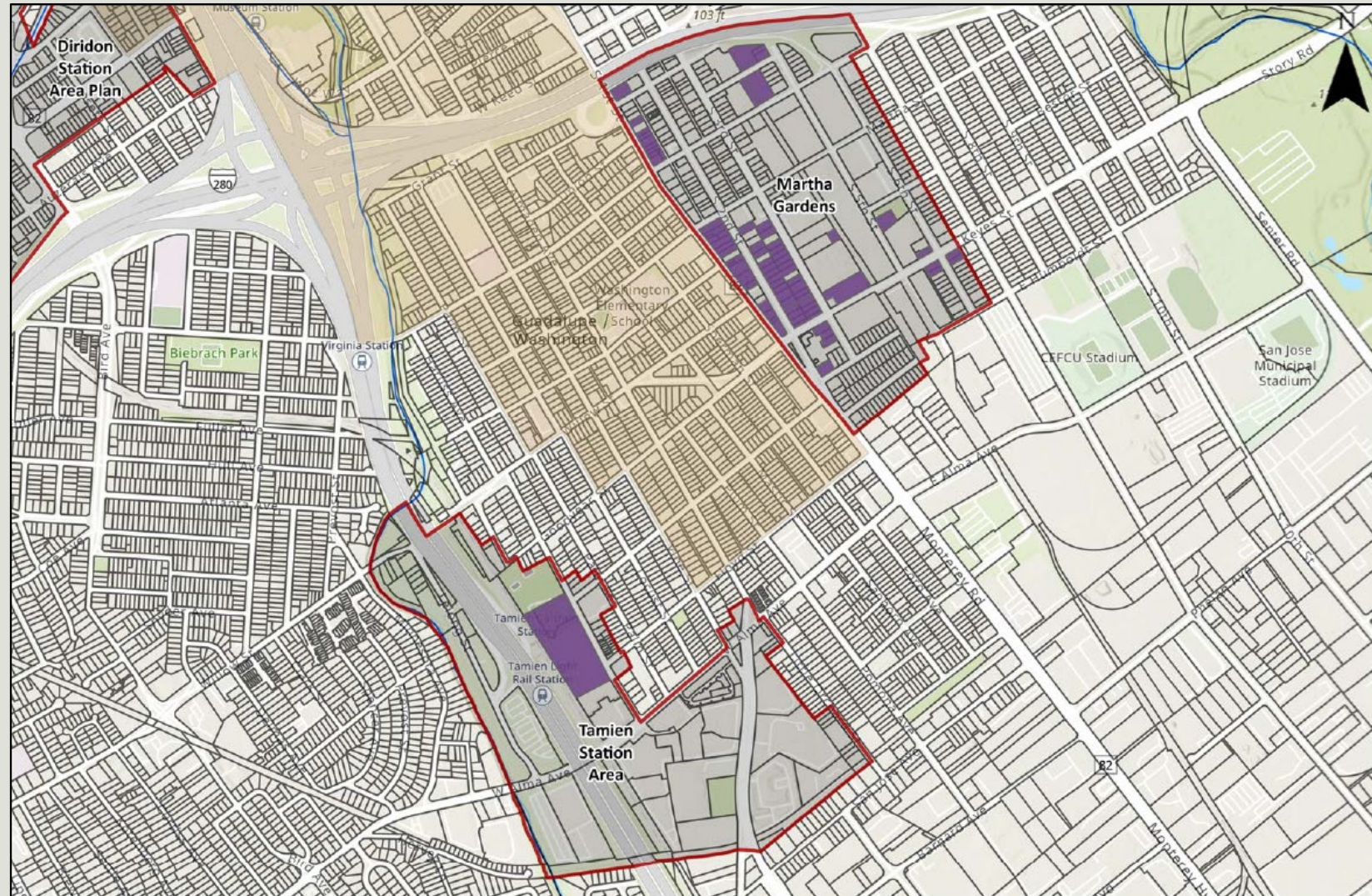
- § West San Carlos Urban Village
- § Midtown Specific Plan
- § Diridon Station Area Plan
- § The Alameda Urban Village



# Potential Qualifying Sites

Growth areas:

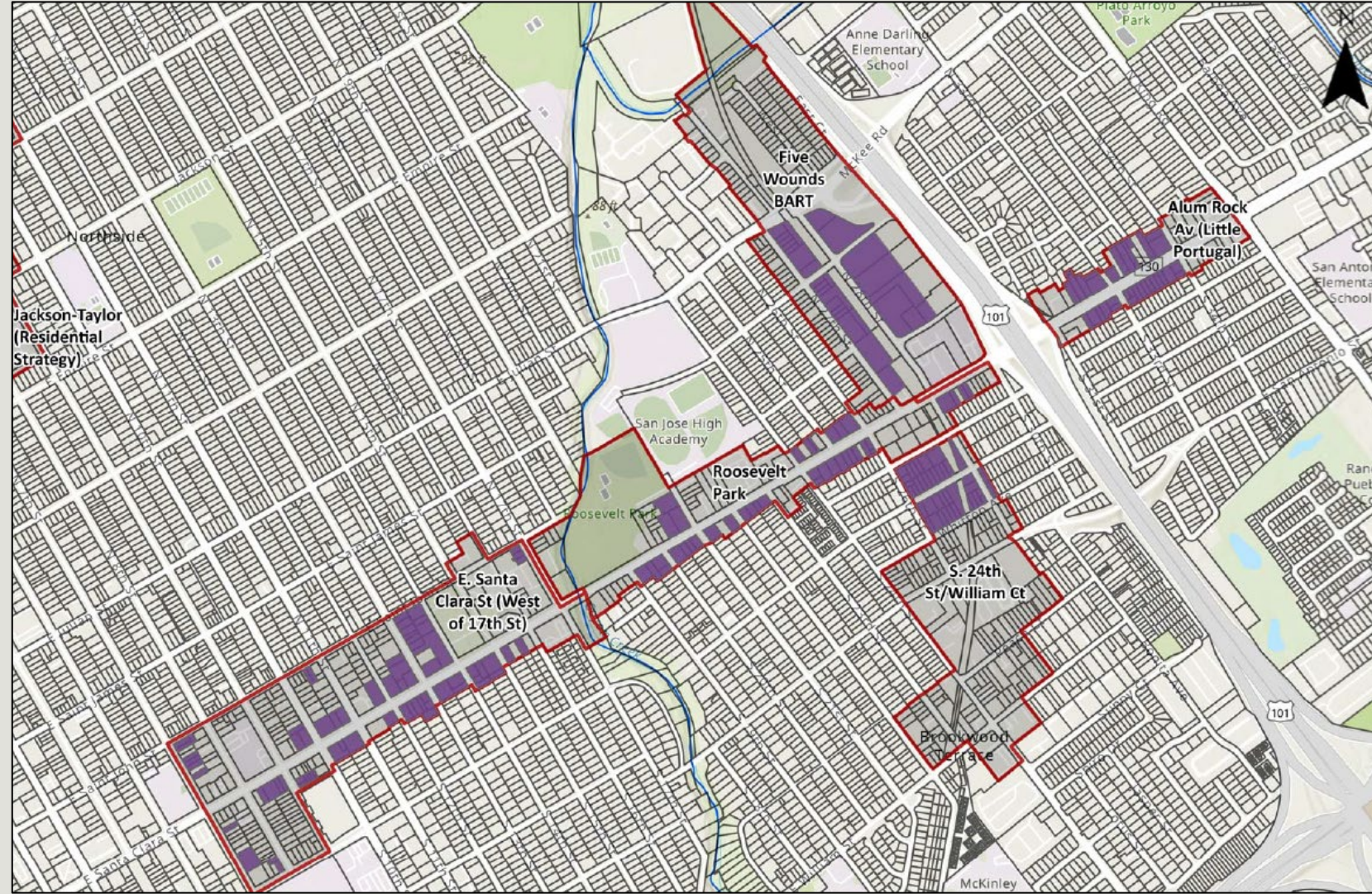
- § Martha Gardens Specific Plan
- § Tamien Station Area Specific Plan



# Potential Qualifying Sites

Growth areas:

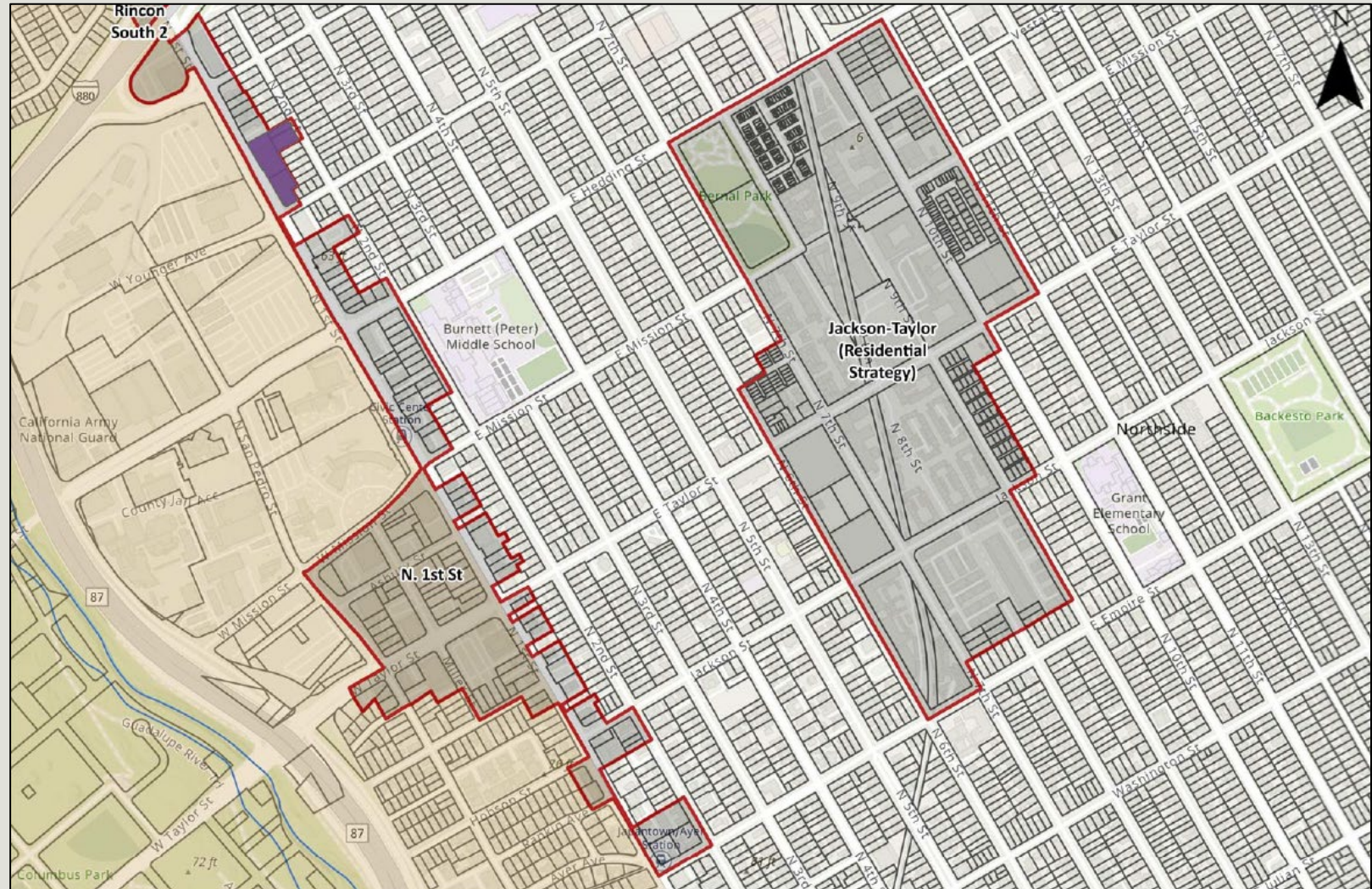
- § East Santa Clara Street Urban Village
- § Five Wounds Urban Village
- § Roosevelt Park Urban Village
- § S 24<sup>th</sup> St/Williams Urban Village
- § Little Portugal Urban Village



# Potential Qualifying Sites

Growth areas:

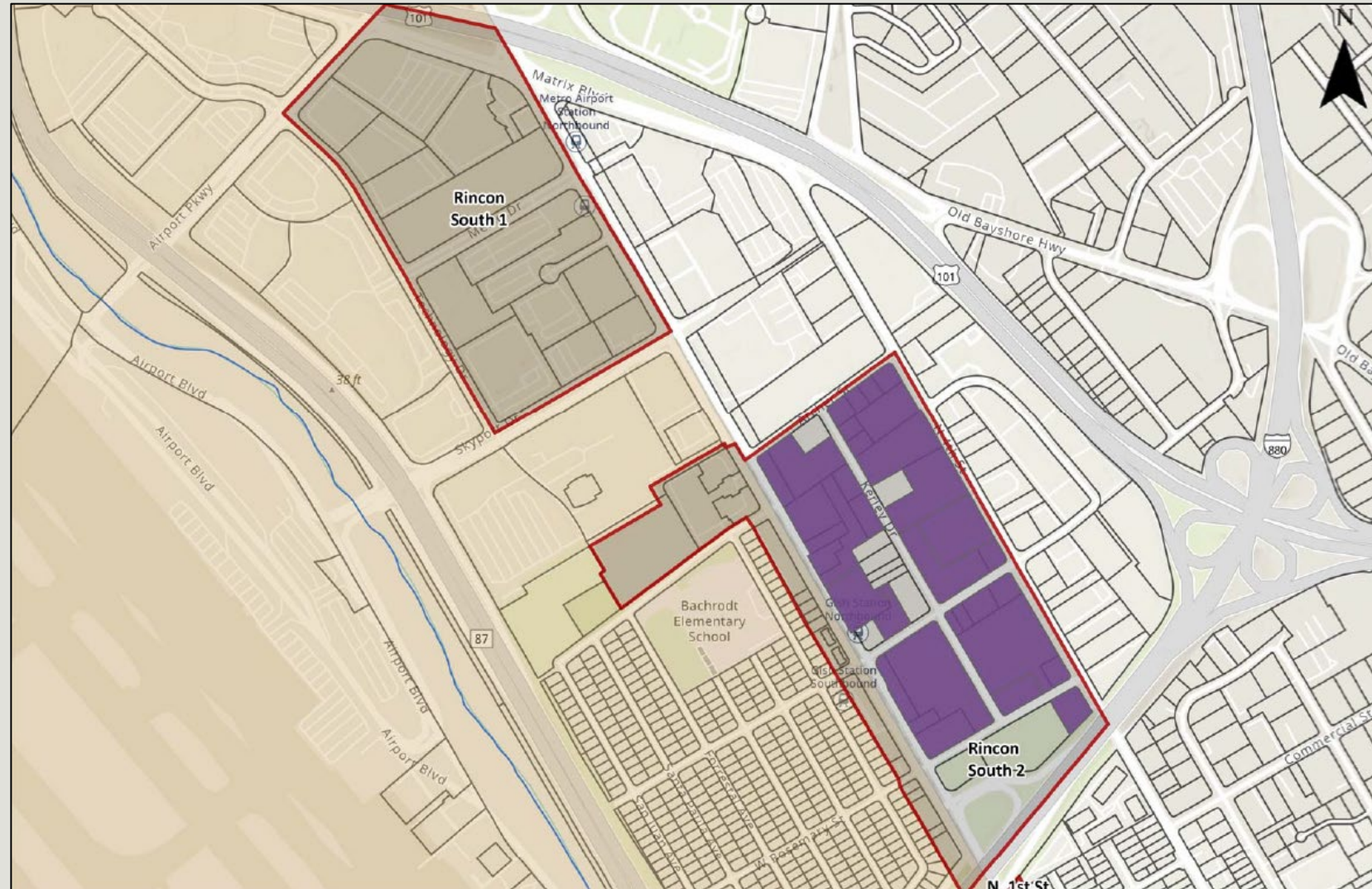
- § North 1<sup>st</sup> Street Urban Village
- § Jackson-Taylor Specific Plan



# Potential Qualifying Sites

Growth areas:

§ Rincon South Urban Village



# Potential Qualifying Sites

Growth areas:

§ Capitol Caltrain Station Area



# Areas where the project is excluded

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- Designated as farmland
- Contains wetlands
- Within a very high hazard severity zone
- Designated as a hazardous waste site
- Within a delineated earthquake fault zone
- Within a special flood hazard area or regulatory floodway
- Identified as land for conservation or under conservation easement
- Habitat for protected species
- Within a mobile home park
- **Within 300 feet of a creek**

# Site Development vs Ministerial Requirements

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- Community meeting is not required per Council Policy 6-30
- Tentative Map and Tree Removals reviewed ministerially
- Project must comply Council Policy 5-1 CEQA Screening Criteria
- Subject to standard permit conditions





# Project Metrics

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- Evaluate the permit process improvements six months after adoption;
- Ongoing evaluation, reporting, and implementation through the Housing Catalyst Work Plan;
- Entitlement of 200 units per year using the streamlined review process during the first years after adoption; and
- Average 25 percent reduction in the length of time from application to Planning permit issuance

# Next Steps

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- Environmental review
- Community Outreach: Ongoing
- Community Meeting: November 7, 2024
- Public Hearings:
  - Planning Commission: December 4<sup>th</sup>
  - City Council: December 17<sup>th</sup>