

Additional Scope of Work Items



Envision San Jose 2040 4-Year Review

Task Force Meeting No. 6

April 7, 2016

Identification of Retail Sites

Item 2.d from Mayor's Memo:

Identify prime retail sites in retail-starved areas of city and proactivity offer incentives to support re-designation

- Item partially addressed in Strategic Economic's Employment Lands Analysis report
- Strategic Economic's scope will be expanded to identify key retail sites, focusing in retail-starved areas
- Analysis to be provided to Council as part of consideration of 4-Year GP Amendments
- Council direction will be sought on potential retail strategies

Undesirable Uses in Neighborhoods

Item 2.f.(2) from Mayor's Memo:

Consider mixed-use development proposals to convert undesirable uses in neighborhoods

- “Undesirable uses” such as liquor stores and massage parlors regulated by current City ordinances (e.g., Zoning Code)
- Code Enforcement and Police Department have ability to shut down businesses in violation of City ordinances
- Council could direct staff to initiate GP Amendments on a site-by-site basis
- Staff not recommending new policy to address this item

Item 2.f.(4) from Mayor's Memo:

Evaluate lands that are not economically viable for commercial uses

- Task Force preliminary recommendation allows affordable housing on sites ≤ 1.5 acres designated for commercial uses
- Staff conducted high-level analysis on sites > 1.5 acres:
 - No properties identified that would not be viable for some type of commercial or non-residential use
 - Property owners can propose General Plan amendments