

General Plan 4-Year Review Task Force Meeting #5

June 25, 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, & 3a: Agenda, Approval of Synopsis, & Announcements

Envision 2040 General Plan 4-Year Review

Agenda

1. Welcome & Agenda Overview
2. Approval of February 27, 2020 Synopsis
3. Announcements
 - a) New Task Force members - Megan Fluke & Planning Commissioner Mariel Caballero!
 - b) Recap Feb. 27th Task Force recommendations
 - c) Task Force Schedule
4. Commercial Space Requirements for Policy H-2.9 (1.5-acre rule)
5. Task Force Discussion & Public Comment
6. Task Force Recommendations
7. Meeting Adjourned: Fill out virtual meeting survey!



Agenda Item 3b: Recap Task Force Recommendations from February 27, 2020 Meeting

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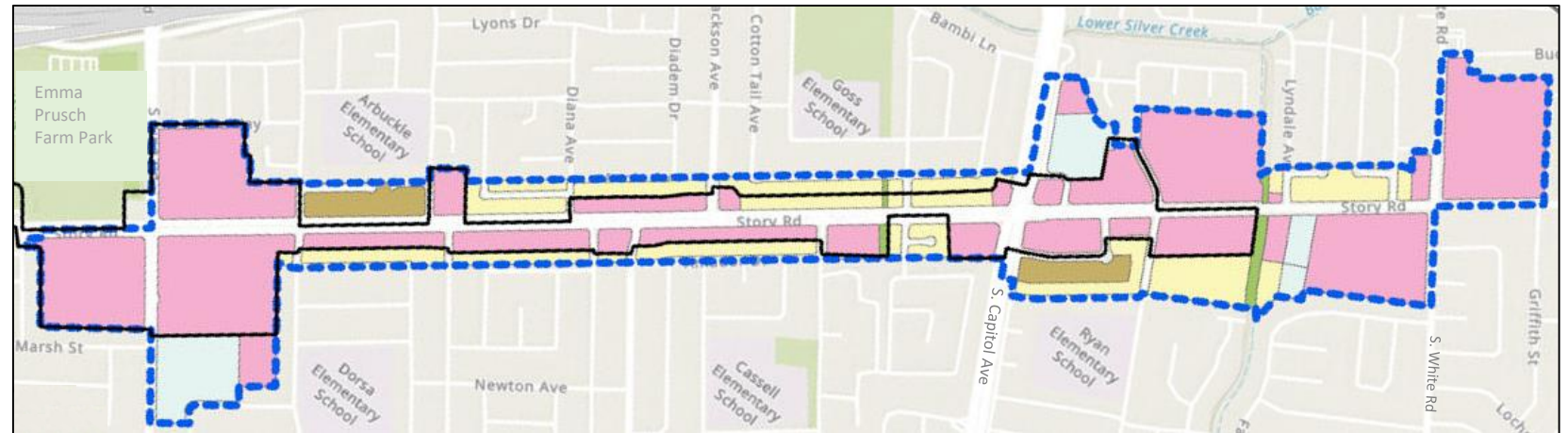
Urban Villages

The Task Force Recommended:

Capitol Caltrain Station Area



Story Road Urban Village



Neighborhood Business Districts

Task Force recommendation:

- Allow residential uses in the Calle Willow, Willow Glen, North 13th Street, and Japantown (Taylor Street Only) NBDs if the project:
 - Replaces 100% of existing commercial/industrial
 - Complies with Citywide Design Guidelines
 - Adaptively reuses historic structures
 - Small businesses are protected
- Establish these areas as growth areas and allocate 600-unit residential pool



Neighborhood Business Districts

The Task Force directed staff to:

- Look into ways to protect small businesses
- Explore value capture
- Do public outreach before establishing densities and heights



Agenda Item 3b: Task Force Schedule

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Pending Scoping Items and Schedule

Meeting Topics	DATE
Opportunity Housing (Task Force Discussion & Recommendation)	July 30, 2020
Coyote Valley & Shifting Planned Capacities	August 20, 2020
Vehicle Miles Travelled Tier II Policies	September 2020
Evergreen-East Hills Development Policy	October 2020
Summary and Next Steps	November 2020



Commercial Space Requirements for Policy H-2.9 (1.5-acre rule)

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General Plan 4-Year Scope

Explore changes to commercial space requirements for affordable housing developments.



Previous Task Force Recs.

- Policy IP-5.10 – Signature Project Policy
 - As part of a feasibility analysis, evaluate the reduction or elimination of commercial requirements as an incentive for affordable housing for Signature Projects and in all urban villages.
- Policy IP-5.12 – 100% Affordable Housing
 - Remove the requirement to replace existing commercial square footage.



General Plan Policy H-2.9

To increase the supply of affordable housing, one hundred percent deed restricted affordable housing developments would be allowed on sites outside of the existing Growth Areas on properties with a Mixed Use Commercial or Neighborhood/Community Commercial land use designation if the development meets the following criteria:

1. The site is 1.5 acre or less.
2. The site is vacant or underutilized.
3. The site has adjacent properties with a residential General Plan Land Use / Transportation Diagram designation on at least one side and the development would be compatible with the surrounding neighborhood.

General Plan Policy H-2.9

4. The development would not impact the viability of surrounding commercial or industrial properties or businesses.
5. The site is located within a ½-mile of an existing transit line.
- 6. The development integrates commercial uses that support the affordable housing project and/or the surrounding neighborhood.**
7. Development on properties that contain structures that are on, or are eligible for inclusion on the City of San José's Historic Resources Inventory should adaptively reuse these structures

Staff Recommendation

- Remove requirement to integrate commercial uses for affordable housing projects under Policy H-2.9

Agenda Item 5: Task Force Discussion & Public Comment

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Public Comment

1:48

<u>Zoom Information</u>
https://sanjoseca.zoom.us/j/96768691667
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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 “Raised Hand” feature on Zoom or dial *9 on your phone.

As your name (or the last 4 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.

Agenda Item 6: Task Force Recommendations

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Meeting Adjourned!

**Please fill out the survey when you
close out Zoom.**

Thank you!