



Memorandum

TO: RULES AND OPEN
GOVERNMENT COMMITTEE

FROM: Councilmember Don Rocha,
District 9

SUBJECT: Civic Center Rezoning

DATE: September 6, 2018

Approved

Don Rocha^{FP}

Date

9/6/2018

RECOMMENDATION

Direct staff to provide City Council with analysis on the feasibility of fast tracking a zoning designation change for the old city hall annex parcel:

1. Can City Council fast track this zoning designation change and the general plan amendment process?
2. If it can, how would City Council go about it?

BACKGROUND

On December of 2015, City Council voted to declare an emergency shelter crisis in the City of San José which has been ongoing. Looking for a solution to curb our housing crisis in Silicon Valley, Mayor Liccardo set a goal of building 10,000 affordable housing units within 5 years. On any given night, there are thousands of individuals in our community who don't have a place to call home. Surely we can agree that the City of San José, other local municipalities and the County must collaboratively and diligently work to identify opportunities for shelter that can be ready *as soon as possible*.

Currently, the County Board of Supervisors is having ongoing discussions on the future of the old city hall annex and whether the existing building can be A) Razed to make way for a parking lot, B) Converted and used as an overnight homeless shelter/permanent housing facility or C) Demolished and replaced with new permanent housing. I am pleased to see my City Council colleagues Councilmembers Davis and Khamis push the Board of Supervisors to choose the conversion of the old city hall annex site for purposes of creating a homeless shelter which would house 120-140 residents in a central location with access to transportation, job opportunities, public safety and social services. I agree that housing is a more pertinent use for this site.

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Most importantly, there are many possible outcomes in this decision and even more stakeholders whose voice must be heard. Indeed, there is already an ongoing effort in community outreach regarding the Civic Center Master Plan which has been spearheaded by the County of Santa Clara with collaboration from the office of District 3 Councilmember Raul Peralez. To date, County staff and Councilmember Peralez have participated in several conversations with neighborhood leaders from the Civic Center's surrounding areas. Given the fact these meetings happened before the old city hall annex conversation became a public one, it is important to consider what residents would have to say as it regards to the old city hall annex site and how the choices we make align with their opinions.

If the County Board of Supervisors chooses to use the old city hall annex site for housing purposes and whether the old city hall annex building is converted to a homeless shelter or is entirely replaced by permanent housing, designating this parcel as residential would get us closer to providing much needed shelter or permanent housing for currently homeless or at-risk San Joseans and should therefore be fast tracked in whatever ways possible. Per policy IP-3.1 in the Envision San José 2040 General Plan, the City holds one Annual Review hearing per year for the Planning Commission (October) and City Council (November) to review and consider privately-initiated amendments to the General Plan. Applications to amend the General Plan considered at these hearings are to be submitted in the Spring, a deadline which has obviously passed in 2018. Per this policy, we would be waiting until October 2019 only to be able to consider the impact of a residential designation on the old city hall annex site.

When the County makes a decision on what to do with this site, we should be prepared to provide them the information they need in order to move forward. It is important that we can respond swiftly to any inquiries or offer help in the event such a fast tracking of the rezoning and general plan amendment process is needed.