



# Memorandum

**TO:** CITY COUNCIL

**FROM:** Mayor Sam Liccardo

**SUBJECT:** General Plan 4-year Review

**DATE:** December 7, 2021

Approved:

Date: 12/7/21

## **RECOMMENDATION**

Accept all of the staff recommendations on this agenda item, but also:

- a. Accept the General Plan Task Force recommendations to reduce minimum interior/ mid-block parcel size for Signature Projects to 1.5 acres without creating remnant parcels;
- b. Accept the December 3, 2021 memorandum of Councilmembers Esparza and Carrasco;
- c. Accept the memorandum from Councilmember Peralez;
- d. Accept Recommendation 1 in the memorandum from Councilmember Davis, with the proposed clarification that (a) it applies specifically within the Neighborhood Business Districts, and (b) all commercial frontage must have a minimum depth of 60 feet, to better comport with market demand.

## **BACKGROUND**

I appreciate the enormous time and energy invested by Planning staff and our many community stakeholders to revise the Envision San José 2040 General Plan. In particular, I offer sincere gratitude to the members of the General Plan Task Force, led by co-chairs Teresa Alvarado and David Pandori. Collectively, all parties have skillfully negotiated policies to address San José's most critical needs involving housing affordability, process streamlining, and the City's continued jobs/housing imbalance.

On that last point, the Task Force found thoughtful balance of increasing development while preserving affordability in its Signature Project Policy. The recommendation to lower the minimum mid-block parcel size requirement to 1.5 acres can help the City achieve job-generating, mixed-use development, while meaningfully increasing the number of viable parcels for redevelopment. While some have suggested lowering the minimum size to 0.5 acres, concerns arise regarding land value inflation for smaller parcels that appear better suited for deed-restricted affordable housing.