



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Councilmember Esparza

SUBJECT: SEE BELOW

DATE: 2/8/2020

Approved *Maya Esparza*

Date: 2/8/2021

SUBJECT: FILE NO. GPT20-005. CITY-INITIATED GENERAL PLAN TEXT AMENDMENT TO THE ENVISION SAN JOSE 2040 GENERAL PLAN TO UPDATE POLICY H-2.9 WITH OBJECTIVE STANDARDS AND MAKE CLARIFYING REVISIONS TO THE NEIGHBORHOOD/COMMUNITY COMMERCIAL LAND USE DESIGNATION.

RECOMMENDATION

1. Accept the Planning Commission's recommendation to:
 - a. Consider the Determination of Consistency with the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San Jose General Plan Final Program Environmental Impact Report (Resolution No. 77617) and Addenda thereto, in accordance with the California Environmental Quality Act as amended; and
 - b. Adopt a resolution approving the General Plan Text Amendment to revise Policy H-2.9 in Chapter 4 and the Neighborhood/Community Commercial land use designation in Chapter 5 of the Envision San José 2040 General Plan.
 - i. Accept Item #1 of Councilmember Jimenez's and Councilmember Peralez' memorandum

BACKGROUND

Thank you to Staff for this interdepartmental effort to allow for more sites to be available to develop affordable housing. Understanding that affordable housing is an incredible need in San Jose, we must also protect the use and future use of our industrial land and prevent siting policies that would jeopardize our current and future industrial businesses.

Preserving industrial lands is a core strategy of the Association of Bay Area Governments (ABAG) which cites that industrial businesses provide middle-wage jobs that often do not require a 4-year degree and are key to the overall network of production, advanced manufacturing, distribution and repair services. This is echoed in the City of San Jose's *Manufacturing Real Estate Landscape Sustaining Jobs, Economic Impact, and Shared Prosperity for Diverse Residents* report which states that manufacturing, specifically, has an equity impact that offers the potential for our diverse residents to build livelihoods through living wage employment and entrepreneurship.

We must also consider environmental justice as we plan for more affordable housing in San Jose. Staff's recommendation of a 1,000-foot distance is consistent with the 1,000-foot zone of influence as stated in the Health & Safety Code §42301.6 (Notice for Possible Source Near School), California Air Resources Board's *Land Use Compatibility Handbook* (ARB 2005), and Bay Area Air Quality Management District's *CEQA Air Quality Guidelines*. The 1,000-foot threshold was determined because this distance reduces the potential exposure to hazardous material that is often used at industrial sites. Not only should we consider the impacts on our industrial businesses, we must consider the health impacts the industrial businesses may have on our low-income residents seeking affordable housing.

Furthermore, if the 1,000-foot distance requirement is reduced to 500-feet, we would only increase the available sites from 243 to 255. With 243 sites still available, we can protect the use and future use of our industrial lands while protecting our low-income residents from potential exposure to hazardous materials.