CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Councilmember Jimenez

SUBJECT: SEE BELOW

DATE: October 26, 2020

Approved Sergio Jimenez Date: 10.26.2020

RECOMMENDATION

1. Provide a brief update regarding the City's ongoing work to align the Zoning Code with the General Plan. This should include:
    a. A review of the scope of the work; and
    b. An assessment of how this work will help the City meet the RHNA requirements.
2. Provide information about any upcoming community meetings regarding the RHNA or the zoning code updates.

BACKGROUND/ANALYSIS

The sixth Regional Housing Needs Allocation (RHNA) cycle significantly increases the amount of housing cities are expected to plan for. The staff report includes several of the challenges the City may face in meeting the requirements. Another complication may be the downzoning the City will initiate in areas like Coyote Valley in our work to align the zoning with the General Plan. Planned upzonings, including in the Diridon Station area, will be offset by the downzonings, meaning we will need to work hard to identify locations where new housing growth will be feasible.

Fortunately, the City is already taking steps to ensure that we can meet these ambitious housing goals. This includes aligning the Zoning Code with the General Plan, which will implement updated development standards that can help increase the feasibility of residential development. It will be beneficial for both the Council and the community to understand how this work will help us meet the RHNA requirements.

It will be challenging to meet the requirements set under the sixth RHNA cycle. Not only must we find appropriate sites for new housing growth; we must also be thoughtful about how we provide the amenities and services for the new residents who will live in those homes, including open space and essential infrastructure. I recommend that we begin with an evaluation of how this work aligns with the RHNA requirements, as well as share upcoming opportunities for the public to learn more and provide input.