



Memorandum

To: CITY COUNCIL

From: Mayor Sam Liccardo
Councilmember Sergio Jimenez
Councilmember Raul Peralez
Councilmember Sylvia Arenas

Subject: GENERAL PLAN FOUR-YEAR REVIEW SCOPE **Date:** June 7, 2019

Approved:

RECOMMENDATION

Accept the staff recommendation on the scope of the General Plan 4-Year Review with the following additions:

1. Opportunity Housing: Explore allowing single-family parcels currently designated “Residential Neighborhood” to redevelop to 2-4 units per parcel with the following parameters from the outset:
 - a. Limit to parcels proximate to transit-oriented Urban Villages or immediately adjacent to residential parcels with existing medium-density building types, e.g., duplexes or triplexes.
 - b. Develop a set of design guidelines that would maintain current allowed heights and keep setbacks comparable to existing single-family homes to ensure development would be well integrated into neighborhoods.
 - c. Allow flexibility on the number of units allowed per parcel that would vary based on lot size, location, and other factors.
 - d. Clarify that any redevelopment remains within the discretion of the property owner.
 - e. Specify that this would be sensitive to historic neighborhoods.
 - f. Validate that opportunity housing projects are cost effective.
2. North Coyote Valley & Mid-Coyote Urban Reserve: Along with the analysis of the potential redistribution of job growth from North Coyote Valley, allow for Task Force discussion on the long-term future of North Coyote Valley and the Mid-Coyote Urban Reserve to achieve key city objectives including the preservation of open space and wildlife habitat, flood and groundwater protection, agriculture, climate change resilience, and passive recreation.
3. Evergreen-East Hills Development Policy (EEHDP): Explore reworking or closing the EEHDP and gather input from the Task Force. Examine how the Vehicle Miles Traveled (VMT) metric may influence the evolution of the EEHDP with an emphasis on preventing further residential sprawl in hillside neighborhoods but allowing mixed-use commercial growth in transit nodes.

BACKGROUND

Staff has provided a well-thought-out scope for this second four-year review of our *Envision San Jose 2040 General Plan*. The additions we are recommending will address important strategies that influence how San José will continue to meet housing and jobs development goals.

Opportunity Housing

It's no secret that we continue to struggle with housing availability and affordability in our community. We must be both bold and creative in ways that we can provide more opportunities for additional housing and in different formats. A major strategy of our General Plan is planning for high-density multi-family and mixed-use housing along our commercial corridors through Urban Villages. However, we can do more to create opportunities, and there remains a need for medium density "opportunity housing" that includes duplexes, triplexes, or fourplexes. Other major cities including Portland, Seattle, Minneapolis, and Vancouver have made, or are considering, similar changes. As we have seen recently with the increase in construction of Accessory Dwelling Units (ADUs) citywide following the changes made last summer, there is a clear demand for this type of housing.

In our creation of Urban Village plans throughout the City, there is a constant challenge in finding the right balance in transitioning from high-density Urban Villages to low-density single-family home neighborhoods. By allowing medium-density adjacent to Urban Villages, it would provide a more gradual transition.

Staff should consider the parameters and develop a conceptual proposal for consideration by the Task Force. There should also be some high-level analysis on whether opportunity housing is cost effective. As we have seen with the ADUs, cost efficiency continues to be a hurdle. If this proposal receives a favorable recommendation from the Task Force much more work would need to be done to create a robust policy along with design guidelines.

North Coyote Valley & Mid Coyote Urban Reserve

The staff proposed-scope includes conducting analysis of the redistribution of jobs from North Coyote Valley along with consideration of what changes might be made elsewhere in the City to accommodate a shift in this capacity. However, in the context of this analysis, it is also important to allow the Task Force to discuss the long-term future of North Coyote Valley and the Mid-Coyote Urban Reserve, focusing on key City objectives for the area.

Evergreen-East Hills Development Policy (EEHDP)

Adopted in December 2008 to replace the original Evergreen Development Policy, the EEHDP is a transportation policy that provided for capacity of 500 residential units, 500,000 square feet of commercial retail, and 75,000 square feet of commercial office development in the Evergreen-East Hills area. Most of this capacity has been exhausted, and many of the major transportation improvements, especially along the Highway 101 corridor have been completed. The EEHDP was created under the Level of Service metric for traffic analysis and last year the City adopted changes to transition to a Vehicle Miles Traveled (VMT) metric which will change development patterns in San Jose to favor density in the urban core and along transit lines. Within this context, the EEHDP

becomes less relevant and possibly detrimental. Less relevant in that VMT will tend to discourage development in the southeastern-most area and detrimental in that the transit connected areas near Eastridge are constrained under the current policy. We would ask staff to do some preliminary analysis and then seek feedback from the Task Force.

The signers of this memorandum have not had, and will not have, any private conversation with any other member of the City Council, or that member's staff, concerning any action discussed in the memorandum, and that each signer's staff members have not had, and have been instructed not to have, any such conversation with any other member of the City Council or that member's staff.