



June 6, 2019

City Clerk, Mayor Liccardo and City Councilmembers, City of San Jose, San Jose CA

Subject-Re: File 19-445

Item 4.2

Council Agenda 6/11/19

San Jose/Santa Clara LWV Comments on Proposed Four-Year Review of the Envision San Jose 2040 General Plan

Dear City Clerk, Mayor Liccardo and City Councilmembers-

The League of Women Voters of San Jose/Santa Clara has been involved in every General Plan Task Force and Review since the first General Plan in 1975. We bring to the table the positions our members have endorsed, which are reviewed annually and updated to assure their continuing relevance and support.

As you begin a Four-Year Review of the plan, we would like to express our particular interest in the following and request that the work of the staff, consultants and citizen task force convened for the effort address and include:

1. Policies to assure the success of infill housing and/or higher density development at identified sites, including potential changes that would encourage such development.
2. Policies to ensure success in reducing Vehicle Miles Travelled (VMT), and the potential for additional measures to achieve reductions.
3. Integrate current and future content of Climate Smart San Jose and San Jose Clean Energy as integral parts of the plan.
4. Establish policies to assure regular and timely greenhouse gas emission measurements and reporting as input to Climate Smart planning and smart growth decisions.
5. Establish policies to assure the success of the city's current affordable housing and homelessness policies and to minimize displacement.
6. Recognize the value of Coyote Valley as a:
 - a. Natural resource for water retention and flood protection
 - b. Carbon sequestration resource
 - c. Vital resource for wildlife
 - d. Local source of food
 - e. Valuable site for recreation
 - f. Defining boundary for our southern border
 - g. Site inappropriate for urban development in the timeframe of the Plan

We look forward to participating in the review and would appreciate consideration of appointing a League of Women Voters (SJ/SC) member to the task force we assume will be convened for this effort. Thank you for your work and consideration of our input.

Sincerely,

[REDACTED]

Mary Collins, President League of Women Voters, San Jose/ Santa Clara

Cc: Trixie Johnson; [REDACTED]
Rita Norton; [REDACTED]

-----Original Message-----

From: Carolyn Straub []

Sent: Thursday, June 06, 2019 3:27 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

Cc: District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>;

District3@sanjoseca.gov; District4 <District4@sanjoseca.gov>; District5

<District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7

<District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9

<district9@sanjoseca.gov>; District10@sanjoseca.gov; City Clerk <city.clerk@sanjoseca.gov>

Subject: Re: General Plan update: Protect Coyote Valley; San Jose City Council, Tuesday, June 11

Dear Mayor and Council,

We don't believe that more industry in Coyote Valley will be the solution or the remedy for all the difficulties to be brought on by more proposed building there.

In league with Santa Clara Valley Audubon Society (SCVAS), we agree, and at your council meeting next Tuesday, ask you to include in the scope of the 4-tier review of the General Plan - revisions to the General Plan that will reflect an ecological, resilient vision of Coyote Valley as a place for wetlands, wildlife habitat and connectivity, and green infrastructure in the face of climate change, as well as in the face of industrial and business threats to this pristine valley.

The General Plan should be consistent with current science and with the policy set by the City in recent years of prioritizing climate resilience.

It would be dispiriting to view an altered-to-industry Coyote Valley from atop the new, beautiful and costly Mount Umunhum, part of Sierra Azul Open Space Preserve.

There is a very strong interest in Coyote Valley since the defeat of Measure B recently. There is another strong interest in keeping Coyote Valley. It also contains farmland and Coyote Valley Open Space Preserve, as well as the possibility of more preservation.

Thank you for your interest.

Sincerely,

Carolyn Straub
Steve McHenry

District 7

TRANSMITTED VIA EMAIL

June 7, 2019

Honorable Mayor Sam Liccardo and Members of the City Council
 City of San Jose
 200 East Santa Clara Street, 18th Floor
 San Jose, CA 95113

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Carrasco, Esparza, Foley, Khamis, and Peralez,

Re: 4.2 General Plan Four-Year Review Scope of Work

The 2019 General Plan Four-Year Review is an important opportunity to reflect on the City's broad planning goals in the context of a shifting economic and development environment. Promoting housing affordability is a central goal of the General Plan, and affordable housing is an enumerated component of each Four-Year Review. We look forward to bringing our experience and expertise to this year's Task Force and review process.

The Four-Year review provides the opportunity to assess the General Plan's implementation in the context of the changes in the planning environment and progress towards its goals, and to propose mid-course corrections where appropriate. It was in this light that the first Four-Year Review, approved in December of 2016, confronted the growing housing crisis in the region, and adopted responsive measures to remove some barriers to residential growth and create additional opportunities for the development of critically needed affordable housing.

Since the last review we see two substantial changes to the City's development and planning environment that warrant study and policy adjustments.

- First, the housing crisis has since become a full blown emergency, which is destabilizing communities, significantly increasing the commuting distances of the local workforce, and threatening the economic and cultural diversity of the City. San Jose continues to lack the tools to meet its affordable housing goals.
- Second, in contrast to the period of the last Four-Year Review, nonresidential construction now accounts for the vast majority of construction in the City by value, and there is a development pipeline from pre-proposal to projects under-construction that could produce over 90,000 new jobs, including over 50,000 in the Downtown area – this figure does not include the planned Google campus or related development in the Diridon Station Area.

The Four-Year Review, as the established mechanism to respond to these challenges and prepare for these changes, should consider significantly more proactive measures to respond to the housing affordability emergency we face, and to get ahead of the significant increase in housing demand that will be created by projected job growth.

Ron Gonzales, Chair
*Hispanic Foundation
 of Silicon Valley*

Janice Jensen, Vice Chair
*Habitat for Humanity
 East Bay/Silicon Valley*

Kevin Zwick, Treasurer
Housing Trust Silicon Valley

Kathy Thibodeaux, Secretary
KM Thibodeaux Consulting LLC

Shiloh Ballard
Silicon Valley Bicycle Coalition

Bob Brownstein
Working Partnerships USA

Gina Dalma
*Silicon Valley Community
 Foundation*

Katie Ferrick
LinkedIn

Amie Fishman
*Non-Profit Housing Association of
 Northern California*

Javier Gonzalez
Google

Poncho Guevara
Sacred Heart Community Service

Nathan Ho
Silicon Valley Leadership Group

Janikke Klem
Technology Credit Union

Jan Lindenthal
MidPen Housing

Jennifer Loving
Destination: Home

Mary Murtagh
EAH Housing

Chris Neale
The Core Companies

Andrea Osgood
Eden Housing

Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

Staff

Leslye Corsiglia
Executive Director

We recommend the following additions to the work plan proposed by staff:

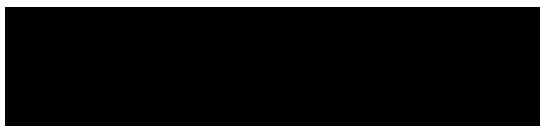
- Explore structural policies similar to those proposed by Senate Bill 50 to “Open Up” San Jose for future middle-housing growth, including:
 - allowing 2, 3, and 4 units in areas restrictively zoned for single family residences
 - further increasing allowable residential density in proximity to transit corridors
 - establishing parking maximums rather than minimums.
- Promote critically needed affordable housing by:
 - eliminating commercial requirements for affordable developments
 - expanding to 2 acres, the current 1.5 acre rule for housing on underutilized commercial land
 - adding affordable housing back to Urban Village infrastructure amenity list as an option for mitigating infrastructure fees
- Further respond to the need for housing in planned mixed-use, high-growth areas by adding significant additional residential capacity Downtown and in the Diridon Station Area
- Reassess the current employment and housing land use framework to look at how higher concentration of jobs and higher density of uses may create new opportunities for housing throughout the city

Some of these proposals will require a sense of vision and urgency. Others, such as the additional housing capacity for the Downtown and Station Areas, have already been identified by council as critical steps to respond to anticipated need. This is a moment of great urgency and opportunity for San Jose, having the necessary land use frameworks and planning tools in place will be critical.

In closing, we respectfully ask that, as the Council appoints members to the GP Task Force, that you keep the housing crisis in mind and **ensure that the Task Force includes a significant number of voices that can speak to affordable housing needs.** On the 2016 Task Force, out of 43 members, only one affordable housing representative and two market-rate developers were included.

We look forward to the opportunity to provide our expertise and ideas to this important process.

Sincerely,



Leslye Corsiglia
Executive Director





AFFORDABLE HOUSING NETWORK of Santa Clara County

P.O. Box 5313, San Jose, CA 95150 - Phone 408-691-6153 - Email ahnsc@gmail.com

June 9, 2019

RE: Council Agenda 6/11/19 Item 4.2

Dear Mayor and Councilmembers,

The Affordable Housing Network of Santa Clara County has been trying to call your attention (and that of your predecessors) to San Jose's affordable housing crisis ever since it was founded in 1987. Our success has been mixed. While we believe we helped create the political will to build the 18,000 affordable housing units constructed since then, and to target a significant number of them to serve extremely low-income families in the 2000s, no one can pretend that our housing and homelessness has not gotten significantly worse since then. We believe that the City's General Plan is a significant part of the reason for that.

We submitted several comments during the 2014 discussions around the Housing Element. We pointed out that the City's General Plan is actually deliberately designed to aggravate the housing crisis by rapidly increasing the number of jobs while restricting housing production. Nothing was done at that time to correct this.

In 2016 the General Plan was revised somewhat to reduce the jobs per employed resident goal, but nowhere near sufficiently to correct the fundamental imbalance.

In 2018, the Affordable Housing Network and hundreds of residents spoke out against the proposed Google development at SAAG hearings and Council meetings because of the dire displacement threat posed by the influx of up to 25,000 jobs, with no corresponding increase in the housing supply. And the Diridon project is only one of dozens of similar proposed commercial projects designed to bring in tens of thousands of jobs with no provision for where employees will live.

We did some of the math around the General Plan goals and arrived at the conclusions written up in the article below that was published last August. If the current General Plan is implemented as intended, it will create a shortfall of the units necessary to house some 415,400 people. If "successful" our current General Plan threatens to displace some 400,000 current residents of San Jose.

We do not need to remind the City Council that the "Google effect" in the last two years created a devastating 42% jump in San Jose's homeless population. The Mayor correctly pointed out that the reason for the increase is that people are becoming homeless three times faster than we can house them. However, it defies common sense to blame "the economy" as he did, when our economy today is stronger than it has ever been. We believe that City Council needs to examine whether or not its own policies and specifically its General Plan are the real culprit in creating the explosion of homelessness.

Affordable Housing Network respectfully requests that the City Council utilize the current Four-Year Review, not to make incremental changes, but to thoroughly revise it to guarantee the provision of adequate housing to meet the need created by the projected commercial growth. Furthermore, we

request that the City take immediate steps to lobby for the state fiscal reform necessary to end the situation where every city competes to increase its commercial development and decrease residential. In the midst of a statewide housing disaster, the current system is every bit as much a threat to our society as uncontrolled wildfires and worsening climate change. In fact, the housing crisis accelerates climate change by lengthening commutes, and degrades our environment by forcing people to live outside in filthy conditions.

It makes no sense to study displacement mitigation measures when the General Plan calls for the deliberate displacement of hundreds of thousands. Somebody needs to do something. Our city loses when the very people who built it are forced to relocate. Our people suffer when homelessness continually expands – both the homeless themselves, who are dying on our streets in ever-increasing numbers – and the neighborhood residents, on whose sidewalks the homeless are forced to live.

We support many of the environmental goals advocated by groups commenting on the Four-Year Review process. But the most important environmental has to be to end the housing crisis. When we find ourselves in a hole, the first thing to do is to stop digging.

Sincerely,

Sandy Perry

<http://www.sanjoseinside.com/2018/08/28/op-ed-is-san-jose-deliberately-trying-to-displace-people/>

Op-Ed: Is San Jose Deliberately Trying to Displace People?

By **Sandy Perry** / *August 28, 2018*

Is the [Affordable Housing](#) Network the only organization in San Jose that believes San Jose's "Envision 2040" General Plan is a blueprint for a train wreck?

Let me rephrase that.

Our city is already a train wreck—thousands of people living in the street, families forced to relocate to the Central Valley, traffic exploding, and the quality of life rapidly swirling down the drain. Oakland Mayor Libby Schaaf recently said the housing crisis is "about to kill the Bay Area." San Jose's general plan is better described as the nail in the coffin.

I took another look at the plan when City officials continually referenced it during recent public hearings on the Google Diridon project—as if to justify their curious indifference to the thousands of San Jose residents that the project threatens to displace. Mention of the San Jose general plan is generally prefaced with the remark that it was unanimously adopted by City Council after years of hearings attended by some 5000 people. Apparently this is expected to silence any opposition to its strange conclusions.

Few San Jose residents are aware of what our general plan actually says. Instead of fighting for common sense state fiscal reform, San Jose is attempting to solve its fiscal problems by restricting housing

production in the middle of a catastrophic housing crisis. Envision 2040 was modified in 2016 by the Four Year Task Force and City Council, but its figures still simply do not add up.

The plan is based on a projection by the Center for the Continuing Study of the California Economy (CCSCE) that San Jose's population will increase by about 405,000 new residents by 2040. The plan establishes a 1.1 jobs to employed resident goal. In order to reach this mark, it calls for job growth of 382,000 new jobs by 2040, while maintaining a housing goal of only 120,000 new units.

These figures are nonsensical.

In the first place, a population growth of 405,000 people cannot fit into 120,000 new units. At the California average of 3.1 persons per household, 120,000 housing units will only accommodate 372,000 people. Does the general plan propose to block the increased population projected by CCSCE from happening?

More seriously, if we plan for an additional 382,000 jobs, most experts agree that this will create an additional housing demand of about 254,000 housing units (382,000 divided by the average 1.5 jobs per household). If San Jose only allows construction of 120,000 additional housing units, where will those other 134,000 housing units be built? And where will the 134,000 households go, who are expected to work in San Jose, but whom the city is deliberately planning to refuse to house? 134,000 families at 3.1 persons per household comprise an astonishing 415,400 people.

Either we will erect a wall to bar those 415,400 people from living in San Jose, or more likely, since many of them will be more highly paid tech workers, they will move here and displace 415,400 other people who are already here—frequently including the families of people who built this city over generations.

Actually, some combination of these two scenarios will most likely happen, but the likeliest outcome will be widespread, massive displacement.

San Jose honored its most famous resident, Cesar Chavez, by naming its downtown plaza for him, and it continues to honor him with an annual city holiday and flag-raising ceremony. But what good are our ceremonies, if we banish hundreds of thousands of the very people he loved, and dedicated his life to organizing and defending?

No responsible urban scholar or policy-maker advocates displacement. It destroys communities, reduces diversity, tears families apart, erases culture, damages the environment, ruins people's quality of life, undermines economic opportunity, and increases inequality and homelessness.

Where will these 415,400 people live? Mayor Liccardo recently stated he does not believe that other Bay Area cities will step up to provide the housing needed. The answer is that San Jose's general plan, and the City Council, literally have no idea. They do not even mention that this is a problem, much less outline concrete steps to solve it.

The Google project is just another step down the primrose path. Does anyone on the City Council care?

“Do not, as some ungracious pastors do,
Show me the steep and thorny way to heaven;
Whiles, like a puff'd and reckless libertine,
Himself the primrose path of dalliance treads,
And recks not his own rede.” —Shakespeare

Sandy Perry is president of the Affordable Housing Network of Santa Clara County. Opinions in this article are the author's own and do not necessarily reflect those of San Jose Inside. Send [op-ed](#) pitches to jenniferw@metronews.com.

June 10, 2019

Honorable Mayor and Council Members,

Thank you for the opportunity to comment on the proposed scope of work for the four-year General Plan review.

VTA staff supports the City staff recommendations, and we appreciate the City's ongoing collaboration with VTA to consider policies and standards that will support transit use and transit-oriented development (TOD) in San José. Benefits of these joint efforts will result in VMT/GHG reduction, improved neighborhood quality, stabilization, and long-term sustainability.

Further, VTA staff supports the following additions to the four-year General Plan scope:

- Expanding Urban Village Plan (UVP) boundaries at light rail stations and along High-Frequency ("Frequent") bus routes to capture full walk and bike shed potential;
- Moving station area Urban Villages from Horizons 2 and 3 into Horizon 1;
- Ensuring all fixed rail locations within the City are incorporated within UVP boundaries (Almaden, Branham, Cottle, & Ohlone/Chynoweth Stations are currently outside UVP boundaries or other growth areas); and
- Ensuring that the General Plan's Street Types (e.g. Grand Boulevard and Main Street designations) correspond with and complement VTA's 2019 New Transit Service Plan, specifically, the Frequent bus corridors located within San Jose.

VTA seeks to collaborate and partner to advance the above objectives through:

- A joint MOU to provide a flexible framework for VTA to achieve the City's jobs/housing balance goals on a portfolio-wide basis rather than on each individual site;
- Identification of funding sources for a TOD Initiative Planner to expedite and coordinate these efforts under the City's direction;
- Supplemental consultant capacity to achieve CEQA clearance and/or zoning revisions associated with VTA TOD sites in transit oriented UVPs; and
- GIS analysis of the General Plan's Street Types and the 2019 New Transit Service Plan.

We thank you for your continued work to support transit and TOD in San José, and we look forward to further collaboration with City staff to achieve these important General Plan updates.

Sincerely,

Ron Golem
Director of Real Estate and Transit-Oriented Development

Re: 6/11/19 Item 4.2, General Plan 4-Year Review Scope Recommendations – Please Protect Coyote Valley

Dave Poeschel < >

Today, 1:32 PM

Mayormail@sanjoseca.gov;District1;District2;Raul Peralez <Distric3@sanjoseca.gov>;District4;District5;District 6;
District7;District8;District9;Johnny Khamis <Disrtict10@sanjoseca.gov>;Agendadesk
Inbox

Dear Mayor Liccardo and Councilmembers,

Please support for the recommendations in the June 7 memo from Mayor Liccardo and Councilmembers Jimenez, Peralez and Arenas, in regards to the re-evaluation of Coyote Valley in the Envision San Jose 2040 General Plan. Please, *"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."*

Thanks,
Dave Poeschel



SOUTH BAY YIMBY

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Esparza, Foley, Jimenez, Khamis, and Peralez,

South Bay YIMBY is a group of neighbors committed to plentiful, inclusive, and affordable housing in Santa Clara County. We advocate for a South Bay that leads the country in building new homes and lives up to California values, one where residents are able to walk, bike, and take transit to work and enjoy the dignity of stable housing. The 2019 General Plan Four-Year Review is a tremendous chance for San Jose to advance those values of inclusivity and sustainability, and we write to encourage the city to be bold in pursuing that opportunity.

Since the last Four-Year Review in 2016, the region's housing crisis has worsened to a full-blown emergency. Rising rents have led to worsening displacement and homelessness within San Jose as well as an increasing prevalence of long distance commutes for San Jose's workforce. The city must adjust its approach to housing in the face of this crisis.

Moreover, the worsening global climate crisis has led to increased calls for bold action by all levels of government to reduce greenhouse gas emissions by all levels of government. The land use policies set in the General Plan will play a key role in determining whether people are able to move through the city by climate-friendly modes such as walking, biking, and transit.

We therefore recommend the following additions to the workplan proposed by staff:

- Consider following the lead of cities like Minneapolis by opening up all residential neighborhoods, including those currently restricted to only single family

residences, to small-scale multifamily housing forms such as duplexes, triplexes, and other “missing middle” housing types. Ideally these housing types would receive a streamlined approval process like that given to ADUs, allowing small scale developers and individual landowners to create opportunities for new housing at neighborhood scale. Crucially, this policy would provide a framework for building new homes outside the boundaries of urban villages.

- Plan for increased residential density in areas served by quality public transit including BART, Caltrain, light rail, and Bus Rapid Transit. This policy would help the city meet its housing goals and support greater transit ridership.
- Study eliminating all minimum parking requirements for residential, retail, and commercial development. Most minimum parking requirements are not based on sound science, and entrench car dependence at a time when we need to be moving toward a more multi-modal transportation vision for the city. Moreover, the financial and spatial cost of parking can be a major barrier to new residential development.
- Reassess the current balance of residential and commercial zoning in light of current trends for commercial development to accommodate more jobs per square foot of floor space, as well as the major proposed job center at Diridon Station. This could allow the city to meet its jobs goals with more concentrated commercial development and open up new areas for more housing.

We also ask that the Council keep the housing crisis in mind when appointing members of the GP Task Force and ensure that it includes a significant number of voices able to speak to our need for more affordable housing. Polls consistently show that housing and homelessness are top priorities for California voters, and the composition of the GP Task Force should reflect this.

Thank you for your consideration of these recommendations. We look forward to providing ongoing input throughout this process,

The 226 members and supporters of South Bay YIMBY

June 11, 2019

Mayor Sam Liccardo
San Jose City Council
200 E. Santa Clara Street
San José, CA 95113

RE: Item 4.2 – Envision San Jose 2040 General Plan, Four-Year Review Scope

Dear Mayor Liccardo, Vice Mayor Jones, and Honorable City Councilmembers,

We the undersigned organizations, commend staff for their thorough work in presenting the scoping for the General Plan Four-Year Review. We were proud to join the more than 5,000 individuals who participated in the initial design and crafting of the General Plan from 2008-2011 that set the vision for the future growth and evolution of our City.

Much has changed since the initial approval of the General Plan in 2011 and since the last Four-Year Review concluded in 2016: Our housing crisis has only deepened and has become a major threat to the future vitality of our City and region; a sustainable source of affordable housing funding was eliminated with the demise of redevelopment agencies in 2012; Google and other technology companies are investing in the greater downtown and North San Jose; the city is planning for a modern, mixed-use transit village around the Diridon Station; and recently, the City has adopted One-Engine Inoperative (OEI) policy changes that unlock greater density potential in the Downtown.

The General Plan Four-Year Review is a smart and appropriate opportunity to reevaluate planning and growth principles, to level set against the realities of today and new projections of tomorrow, to celebrate what has been working well, and to explore opportunities not originally envisioned or imagined when the General Plan was first adopted or last updated.

Given the recent patterns of potential jobs generating development activity, and the ongoing challenges of housing, and especially affordable housing production, the General Plan Four-Year Review offers an important opportunity to revisit a number of policy areas.

We recommend that consideration of the following be added to the scope of work for the Four-Year Review:

- Explore opportunities to reassess the appropriate balance between land for jobs generation and land for residential development.
- Consider additional land use and planning strategies to support the General Plan prioritization of both market-rate and affordable-housing development, including better integration into high growth areas such as urban villages.
- Continue to focus growth in downtown San Jose, Urban Villages, and transit-oriented Urban Villages. Expand the potential for housing and jobs in downtown San Jose by

including the recent projections made by One-Engine Inoperative (OEI) policy changes and Station Area Advisory Group (SAAG) discussions.

- Look into the expansion of state and local streamlining policies and how development costs can be reduced to encourage the construction and completion of affordable and market-rate developments.
- Update plans to better reflect the current state of transportation, and the future of major transportation projects (BART to Silicon Valley, VTA Bus and Light Rail, Caltrain Electrification - including the Caltrain Business Plan projections, High Speed Rail, Altamont Commuter Express, and others) and their impact on reducing local Vehicle Miles Traveled (VMT).
- Our organizations were supportive of Senate Bill 50 and continue to encourage high-density, transit-oriented development around major transit stops. We additionally support the exploration of "Opportunity Housing"--duplexes, triplexes, and fourplexes--that can untap housing potential in transitional neighborhoods proximate to transit-oriented Urban Villages.

This Four-Year Review is important as the next few years will be critical in determining how the City of San Jose combats the housing crisis. We need the City and all stakeholders to be committed to making this process as thorough, thoughtful, and realistic, as possible. Please feel free to reach out to us should you have any questions.

Sincerely,

Silicon Valley Leadership Group
SV@Home
SPUR



June 10, 2019

Denelle Fedor
President

Mayor & City Council
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113

John Hesler
Vice President

Subject: **Agenda Item 4.2 – City Council Meeting June 11, 2019
General Plan Four-Year Review Scope of Work**

Lynne Paulson
*Recording
Secretary*

Dear Mayor Liccardo & City Councilmembers:

Stephanie Norris
Treasurer

The Santa Teresa Foothills Neighborhood Association (STFNA) was formed in 1999 with the goals of preservation of the Santa Teresa Foothills as public open space and creation of the east-west Coyote-Alamitos Trail connecting the Coyote Creek Trail on the east with the Alamitos Creek Trail on the west. We represent over 4,200 residences along the base of the Santa Teresa Foothills from Cottle Road on the east to Winfield Boulevard on the west.

Rick Mandel
Director

Jon Reinke
Director

The STFNA Board of Directors strongly supports the recommendations contained in Councilmember Khamis' June 6, 2019 Memorandum regarding the inclusion of study to create public open space and trails in the Santa Teresa Foothills in the General Plan 4-Year Review. We have been working with the City, County, Open Space Authority, and Valley Water for 20 years to achieve these goals. Consistent with the vision of the City's General Plan and the Santa Clara Valley Greenprint, we see this study as a mechanism to potentially move forward in this effort.

Trudi Konzem
Director

Dave Van Etten
Director

Matt Freeman
Director

Thank you for your consideration and we look forward to working with the City to achieve a successful outcome with regard to this proposal.

Sincerely,

John Hesler, Vice President

June 10, 2019
Submitted electronically

Hon. Mayor Liccardo and City Council
San Jose City Hall
200 E. Santa Clara
San Jose, CA 95113

Re: Item 4.2: General Plan Four-Year Review Scope of Work

Dear Hon. Mayor Liccardo, Vice Mayor Jones and San Jose City Council:

Envision San Jose 2040 is deeply important to the future of San Jose, laying out an urban vision for the Bay Area's largest city. Thank you for the opportunity to provide comments on the proposed scope of work for the general plan four-year review.

We applaud the City for putting forth a proposed scope of work that is responsive to new and emerging trends, developments and plans that have been made since the last review. We support the items put forth in the Staff memo.

Since the last four-year review, the city has seen incredible demand driven by both the private and public market. The trends and forces that will impact the landscape of San Jose over the next decade require us to think comprehensively when it comes to the 10-year update of the general plan.

Until then, there are some items SPUR recommends adding to the proposed scope:

- **Revisit Urban Village horizon designations and incorporate Vehicle Miles Traveled as criteria for phasing Urban Villages.**

The city should review its vehicle-miles-traveled (VMT) maps and prioritize urban village plans that are near transit and have low VMT. In addition, market demand and demand projections should be considered in the decision to move urban village plans forward. If the urban villages do not have market demand or sufficient incentives to create a demand, then plans will not be implemented and the community's expectations will not be met. We recommend that the task force consider how to prioritize plans with a focus on transportation and market demand.

- **Reassess the balance between land for jobs production (industrial) and lands for residential development to better adapt to the future workforce city-wide.**

The need to preserve industrial land is critical for San Jose. Maintaining and growing a diverse workforce is important to our local economy and the social fabric of our city. We support the analysis to examine where to redistribute the jobs allocated for Coyote Valley and recommend that the consultants analyze industrial land use city-wide and identify locations where clean and light industrial uses could be placed in more traditional commercial districts.

- **Update the capacity of current land use based on a new jobs and population forecast.**

As noted above, a lot has changed in San Jose in the last four years and the city is expected to continue to evolve significantly over the next four.

The City has passed a policy to increase building height allowances in the greater downtown, Google has launched their plans to co-create a mixed-use transit-served corporate campus, and much more. While we need to update this plan on these current changes, we also need to examine the national and regional trends around the future of work and commercial trends. In order to discuss the reallocation of employment lands and best scale commercial development in urban villages, the city should use the most updated population and job projections provided by ABAG/MTC.

- **Reconsider the composition of the task force. Seek out members of the community who reflect the ethnic, racial, age, and economic diversity present within San Jose.**

The current memorandum does not discuss the task force composition. However, in order to inform the next four-year work in a more inclusive way and build off of the lessons learned through the Station Area Advisory Group engagement process, the task force should include a broad cross-section of the community.

We recognize that this means taking more time to bring new people up to speed on the current general plan and new members must understand that this review is limited in scope. However, new members will be able to offer fresh perspective and insight and can also help to prepare our broader community for the next 10-year update.

Thank you for the opportunity to provide comments on the proposed scope of work. SPUR looks forward to being involved in the four-year review process.

Thank you,

Michelle Huttenhoff

Michelle Huttenhoff, San Jose Policy Director