



Memorandum

TO: TRANSPORTATION & ENVIRONMENT
COMMITTEE

FROM: Councilmember Raul Perez

SUBJECT: Update to City Council Policy 5-1

DATE: May 2, 2022

Approved By:

Date: 05/02/22

RECOMMENDATION

Accept the staff report and direct staff to consider for the update of the policy to be brought to council tentatively in Fall 2022:

Explore amendments to Council Policy 5-1 that permit potential infill projects not designated in the General Plan for residential development to seek a City Council Statement of Overriding Consideration due to Significant and Unavoidable Impacts as per the policy. Include specific process and programmatic criteria that projects seeking to use this process must perform in attaining the General Plan amendments before being considered by council.

These considerations must align with our City's General Plan and Transportation strategies. Considerations should include transportation and public benefits packages commensurate with the impact of the proposed project, and full public outreach processes. Considerations should also not allow employment lands to be converted to residential. Sites to be consider must make a significant contribution to solving the housing crisis and be large enough to provide a balance of uses that enhance and contribute to the vitality of their neighborhood.

BACKGROUND

Thank you to City Staff for working towards updating our Transportation Analysis Policy to allow for more flexibility in housing production in our City. Per the April T&E discussion on this subject, there was a clear interest to explore a surgically constructed path that allows unconventional but sensible infill parcels not currently designated for residential to be allowed for discretionary approval under 5-1's policy using a statement of Significant and Unavoidable Impacts.

To be clear, the committee's previous discussion indicated that the intent is not to open the flood gates for cavalier conversions, but rather to explore policy amendments that could narrowly create opportunity for the City Council to consider at their discretion a few rare properties within our city traditionally prohibited from conversion to housing, but with further analysis, could make sense.