



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Matt Cano
Jacky Morales-Ferrand
Rosalynn Hughey

**SUBJECT: QUICK-BUILD/
EMERGENCY INTERIM HOUSING**

DATE: June 20, 2022

Approved

Date

06/20/22

SUPPLEMENTAL

The purpose of this supplemental memorandum is to provide new information about the sites in Policy Alternative #2 (District 4) in the June 10, 2022 memorandum to the Mayor and City Council:

- Pecten Court near 680 and Montague Expressway
- King Road and Mabury Road near Penitencia Creek

In conducting further research into the potential viability of sites listed in Policy Alternative #2, staff reached out to the San Jose Water Company (SJWCo), the private owner of record of the sites, to inquire about their potential availability to the City to develop as emergency interim housing (EIH). Regarding the Pecten Court property, representatives from the SJWCo responded that it was recently sold and that they were not aware of the new owner's plan for the site. For the King Road and Mabury Road property, SJWCo representatives indicated that the site is still being used for utility purposes and that there was no available opportunity for the City to use the site.

According to the Department of Planning, Building and Code Enforcement Department (PBCE), the new owner of the Pecten Court property recently submitted a General Plan amendment to change the land use designation from Public Quasi Public to Heavy Industrial. PBCE staff anticipate the General Plan amendment would be considered by the City Council in fall 2022.

The SJWCo did offer two other sites for potential lease or sale to the City. One was 0.49 acres, which is below the City's current one-acre minimum size for EIH development; therefore, staff is not continuing with any further evaluation of that site. The other site, at Cropley Station south of Cropley Avenue across from Treewood Lane, is a site that staff previously evaluated, as SJWCo had previously offered this site to the City for potential lease or sale. Although the Cropley Station site is large enough for EIH development, it has access limitations and is within

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a high-risk flood zone (category AO). Therefore, further evaluation was put on hold at that time, consistent with other sites in flood zones, particularly privately owned sites.

Policy Alternative #2 also included two parcels owned by the City of San José and the Santa Clara Valley Water District (Valley Water) at King Road and Mabury Road near Penitencia Creek. These parcels are mapped in Attachment 12 of the June 10, 2022 memorandum to the Mayor and City Council. The two parcels, owned by the City and Valley Water are approximately 1.1 and 0.5 acres respectively, and are within a low risk flood zone (category X), with Penitencia Creek bisecting the northern portion of the City parcel. As a result, the potential developable area is approximately 1.1 acres, and if determined to be a technically viable site for development as an EIH, could potentially yield up to 30 units.

/s/

MATT CANO

Director of Public Works

/s/

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Director of Housing

/s

ROSALYNN HUGHEY

Deputy City Manager

For questions please contact Jim Ortbal, Special Projects Executive in the City Manager's Office at jim.ortbal@sanjoseca.gov or James Stagi, Housing Development Administrator, in the Department of Public Works at james.stagi@sanjoseca.gov.