



# Memorandum

**TO:** Mayor and City Council

**FROM:** Councilmember David Cohen  
Mayor Matt Mahan

**SUBJECT:** See below

**DATE:** June 8, 2023

Approved

Date: June 9, 2023

*David Cohen Matt Mahan*

**SUBJECT: FILE NOS. PDC18-036, PD21-009, PT21-030 AND ER21-113.**

## **RECOMMENDATION**

1. Accept Staff recommendation (a) through (d) in their Memo dated May 23, 2023 to approve the project.
2. Direct staff to return to Council with a proposal on how the Mayor and Council offices can prereview projects in their design phase to ensure that appropriateness of density can be evaluated earlier in the process.
3. Direct staff to return to Council with a plan to prioritize housing density in our urban villages, especially those that are well served by transit including fixed rail and frequent bus lines.

## **BACKGROUND**

We thank staff as well as the applicant for their work on this project and express our appreciation for the continued development of densely built affordable homes near transit in the Berryessa Urban Village. The Berryessa/North San José BART Station opened in June 2020 bringing forth the promise that the urban villages would be able to accommodate employment and high-density housing growth while reducing traffic and the environmental impacts of development by promoting transit use, bicycle facilities, and walkability.

The 2023-2031 RHNA allocation for San José states that we must plan for 62,200 homes. This paired with California's goal to reach carbon neutrality by 2045 while still creating economic growth not only requires us to build more, but build smarter by allocating our jobs and housing most intensely near our biggest transit investments.

HONORABLE CITY COUNCIL

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While we continue to work towards planning and building mixed-use, walkable, and transit-oriented communities in our 60 urban villages, it's important that the Mayor and Council offices are able to provide constructive feedback in a timely manner that allows for changes to be made. Future development in these high-priority areas would benefit if they're brought before Mayor and Council offices by applicants earlier in the process so that they aren't previewed at a time when suggested changes are impractical. Our goal is to ensure proper density goals are met without incurring project delays.

Additionally, we encourage staff to work with our development community to bring forth as much density as is feasible in alignment with our general plan and zoning to ensure that billions of dollars of transit investments in BART and VTA are well placed to serve future growth in an environmentally sustainable way.

*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.*