

Attachment A

Responses to Council Member Rocha's Additional Questions

Council Member Rocha requested additional information in October 13th and October 30th Memoranda. Staff addressed some of these requests and direction in an October 27 Supplemental Memorandum. Staff has additional information on requested VMT analysis, industrial capacity in Edenvale, Council's ability to approve and deny projects subsequent potential voter approval of Initiative, and Council's ability to re-designate underutilized employment sites to Open Space. Below are answers to the questions and additional direction posed by Council Member Rocha.

- 1) *Conduct Vehicle Miles Traveled (VMT) generated by the proposed Initiative and by any industrial development scenarios that are analyzed.*

The City has not yet adopted the VMT Policy (anticipated for consideration in late February 2018). The limited preparation time for 9212 Report precluded the use of the City's proposed new VMT model, which was not sufficiently validated to be used during 9212 Report preparation. Thus the 9212 Report does not include a VMT model run for traffic analysis. The report provides a high level analysis of the potential results and approach should VMT analysis be applied to the Initiative's proposed senior housing development on the Evergreen site and the Initiative's proposed Citywide Senior Housing Overlay policy change.

- 2) *Provide information about the amount of industrial capacity currently available in San José, and particularly the amount of industrial development built, amount of development entitled, and the amount of unused development capacity still available in the New Edenvale and Old Edenvale General Plan Growth Areas.*

[The Market Overview and Employment Lands Analysis](#) report, prepared in 2016, includes land use data and trends, including industrial capacity in San José. The report also assesses the match between the projected demands for and the existing supply of employment land in San José, and identifies Urban Villages that are most likely to accommodate employment growth in the next decade based on market factors.

Staff undertook an accounting of the industrial development capacity available in the Edenvale Growth Areas, below are the findings:

In 2000, the City certified an EIR for Edenvale Redevelopment Project which analyzed and approved approximately 7.88 million square feet of industrial development in the Edenvale Development Policy Area. The original policy work approved:

- 1.78M in Area 1 north of Silver Creek Valley Road and east of 101
- 3.08M sf in Area 2 "Old Edenvale" west of 101 between Bernal and Santa Teresa.
- 2.85M sf in Area 3 south of Silver Creek Valley Road and east of 101;
- 170,000 sf in Area 4 east of 101 and north of Silicon Valley Boulevard;

Subsequently, in 2005 the policy was modified to add the Old IBM site which is bounded by Cottle Road to the west, Monterey Highway to the northeast and Route 85 to the south and resulted in expanding the policy to cover mixed use residential as well as maintaining the Hitachi campus, Istar, and Equinex.

However, the intent of the Edenvale Redevelopment Project was to facilitate industrial uses in Areas 1 through 4.

The current records indicate

- 1.11M sf have been built in Area 1
- 1.28M sf has been built in Area 2
- 1.55M sf has been built in Area 3
- 215,296 sf have been built in Area 4

Therefore, a total of 4.11M sf has currently been constructed with approximately 3.76M sf left in the policy areas 1-4 with the available square footage by area are as follows:

- Area 1 678,636 sf
- Area 2 1.79M sf
- Area 3 1.29M sf
- Area 4 0

Additionally, in 2013 1M square feet was transferred to Area 2 from Area 5 with the approval of the Istar project, which makes the total available capacity remaining in Edenvale at approximately 4.76 million square feet.

3) *Describe how the City would evaluate whether a site qualifies as “underutilized employment lands” and what level of discretion would the Council retain to deny applications to apply the Senior Housing Overlay to additional sites within the city?*

For the purposes of the 9212 analysis and reasonable interpretation of the city-wide impact of the Initiative, “underutilized employment lands” were assumed to be vacant sites with employment use designations in the General Plan.

As described in greater detail in the *Planning Process and Approval Changes* section of the Memo and within Chapter II C, Land Use Approval Process and Voter Approval Requirement, in the 9212 Report, the Initiative makes significant modifications and limits the Planning Director, Planning Commission, and City Council in its ability to deny or modify the proposed Evergreen Senior Housing Specific Plan as well as additional projects that come forward citywide utilizing the Citywide Senior Housing Overlay.

4) *Council Member Rocha asked if Council would be able to retain the authority to change the general plan designation of underutilized employment lands to another, non-employment*

designation, such as open space. He wanted to know if such a re-designation would be a viable strategy to prevent implementation of the Senior Housing Overlay on additional sites and preserve the Council's ability to ensure housing growth happens in an orderly fashion?

City Council retains the ability to initiate General Plan Amendments to change the land use designation of “underutilized employment lands” to non-employment land use designations. Converting employment lands to a non-employment land use designation, such as the Open Space, Parklands, and Habitat land use designation, would prohibit private applicants from applying for a Senior Housing Overlay land use designation because the site would no longer qualify as “underutilized employment lands.” However, converting employment lands to non-employment lands is fundamentally inconsistent with the Major Strategies, goals, and policies of the Envision San José 2040 General Plan that seek to preserve, maintain, and expand San José’s limited employment lands; enhance economic development and job growth; and achieve a jobs-to-employed-resident (J/ER) ratio of 1.1. In addition, the City Council takes its authority from voters. Given that this is a voter initiative, should it be adopted by the voters, Council should be cognizant that it is charged with implementing the Initiative. While wholesale re-designation of all employment land may not be viable for a number of reasons, re-designation in particular locations, where it would otherwise be supported and there would be sufficient employment land remaining to attempt to meet the city goals, may be a viable option.