

City Council Agenda Item 3.1

Potential June 5, 2018 Ballot Measure(s)

March 8, 2018

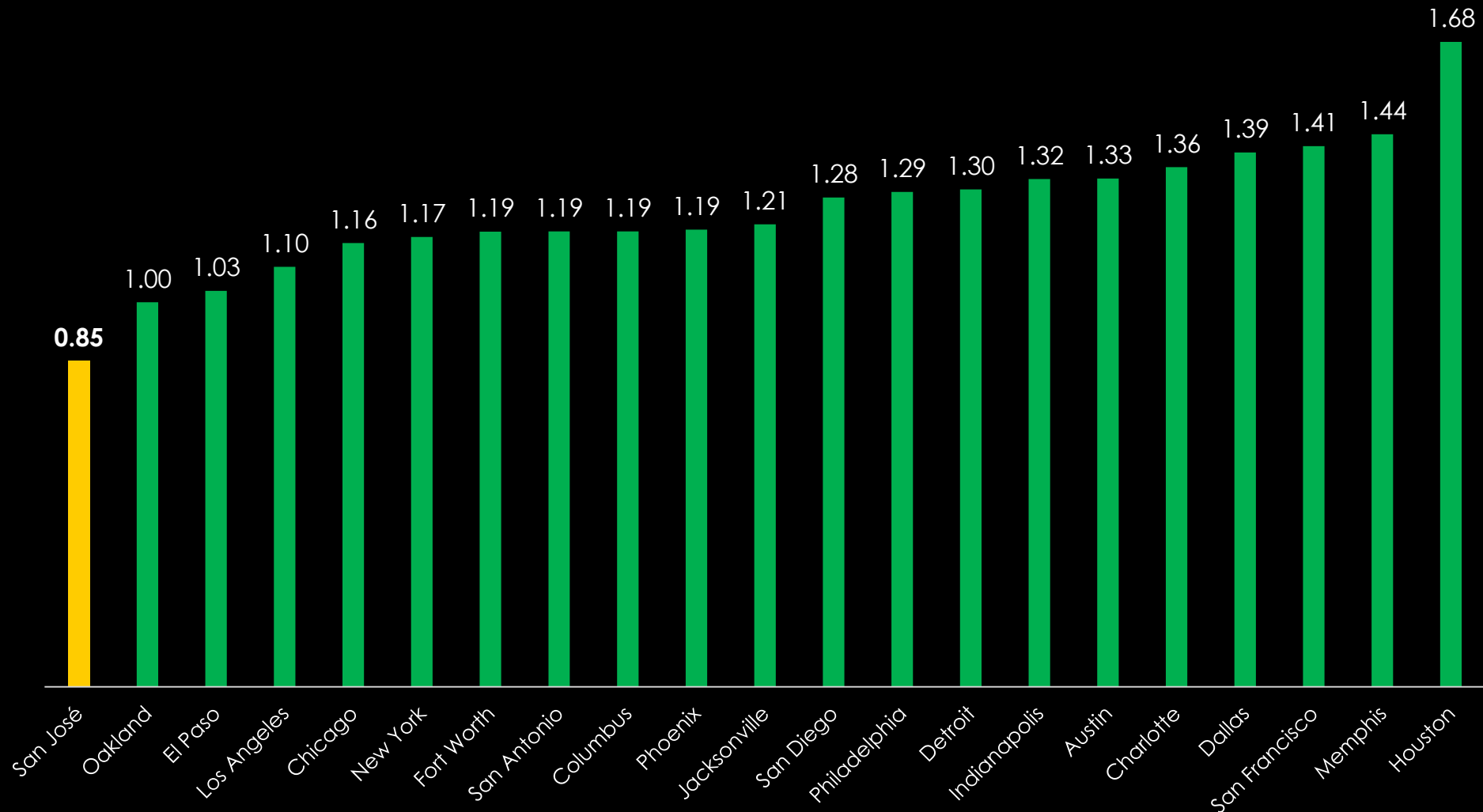


*Planning, Building and
Code Enforcement*

What Does the Measure Do?

- Aligns with the Major Strategies of the General Plan
- Supports Urban Growth Boundary
- Preserves employment land & employment capacity
- Supports “Fiscally Strong City”
- Details requirements for conversion of employment lands to non employment uses
 - ❑ Requires Impact Study
 - Fiscal Analysis
 - Jobs/Employed Residents Analysis

Jobs Per Employed Resident San José vs. Nation's Top 20 Cities



What Does the Measure Do?

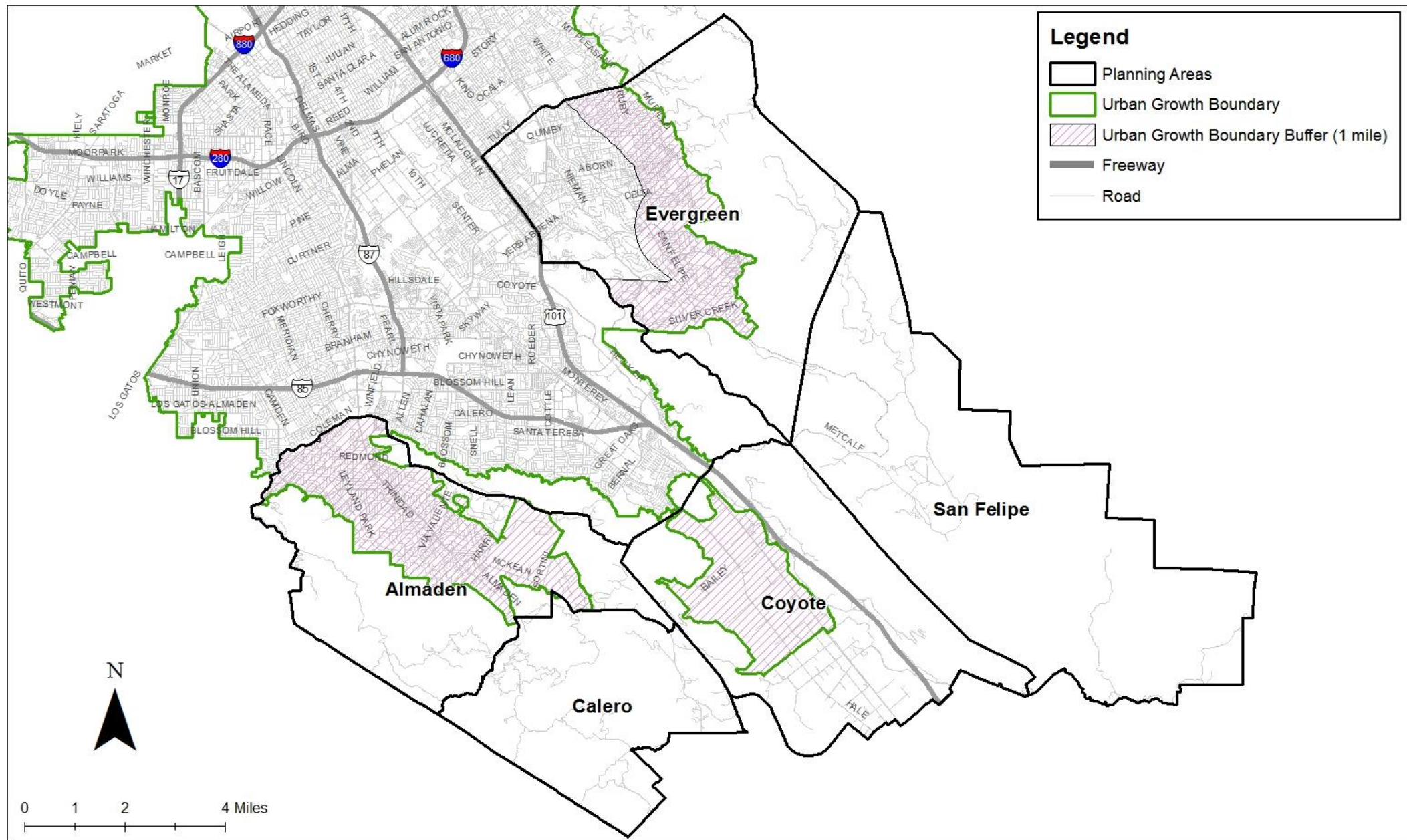
- Ensures compliance with CEQA
- If there is adverse impact indicated in the Impact Study, Council cannot approve the application unless the benefits of the proposal outweigh the specified impact

What Does the Measure Do?

- Council approval of a conversion requires the following conditions:
 1. Comply with all applicable inclusionary housing requirements, except that
 - For-sale projects must provide 50% of the units as affordable to moderate incomes
 - Rental projects must provide 35% of the units affordable at moderate incomes and 20% affordable to very low incomes
 2. Must comply with all laws related to design and construction, including building energy efficiency and zero net energy
 3. Use recycled water for all landscaping, if available
 4. Provide support services, such as shuttle service, to serve new population

Where does the Measure apply:

- Parcels located within one mile of the Urban Growth Boundary in the following Planning Areas:
 - Evergreen
 - Coyote
 - San Felipe
 - Almaden
 - Calero
- Land with General Plan Employment land use designation
- 5 acres+ in size



Measure does not apply to:

- Lands with General Plan land use designation of Public/Quasi Public or Agriculture
- Conversion of employment lands to:
 - Public parks
 - Public trails
 - Public open space
 - Other public uses

Other Provisions:

- Measure prevails over conflicting or inconsistent provisions in Charter, Ordinances, resolutions, or other enactments including other Initiatives adopted on or after the effective date of this measure
- Council authorized to implement Measure with ordinances and resolutions
- Measure Sunsets after 20 years

California Environmental Quality Act Determination

City Charter Amendments [Act]

- Not a Project Public Resources Code 21065 & 21080(a)
- Not a Project CEQA Guidelines 15378(a)

Placement of the Act on Ballot

- In itself will not cause any direct or foreseeable indirect physical changes to the environment
- No Changes to GP Land Use Designations in the Act
- No Review required per Guidelines 15061 (b) (3)

Strengthens Envision San Jose 2040 General Plan

- GP 2040 Final Program EIR [Resolution No. 76041], and
- Supplemental EIR [Resolution No. 77617] and Addenda thereto
- Consistent with the Adopted GP per 15183(a); PRC 21166 and Guidelines 15064 (d) (3) & 15162 (a)

Future Conversion Proposals

- Subject to CEQA

Council Discussion/Q & A