



Memorandum

To: CITY COUNCIL

From: Mayor Sam Liccardo

Subject: SEE BELOW

Date: March 12, 2019

Approved:

SUBJECT: COMMERCIAL LINKAGE FEE

RECOMMENDATION

Approve the staff recommendations and the memo from Councilmembers Peralez, Jimenez and Carrasco with the following changes in **bold** and subtractions in ~~strikethrough~~:

1. Consider ~~December 7, 2018, Council directive of~~ **including** high tech office, **single user office**, retail, industrial, **hotel**, and office as commercial building types.
2. **Conduct sensitivity** analysis on the impact of ~~future upzoning and~~ potential shifts in development costs and income on the feasibility of fees for different types of non-residential development.
3. ~~Analysis on a broad range of variables that impact the cost of development in San Jose such as financing mechanisms and fluctuating real estate markets.~~
4. Ensure that the City's outreach plan include developers, ~~and employers~~ **and other stakeholders**.
5. Bring back the final ~~design~~ **study results and policy proposals** to Council no later than ~~Fall 2019~~ **January 2020, or as soon as possible**, for consideration.