



Memorandum

To: CITY COUNCIL

From: Mayor Sam Liccardo

**Subject: NORTH SAN JOSÉ AREA
DEVELOPMENT POLICY
UPDATE**

Date: May 14, 2019

Approved:

RECOMMENDATION

1. In parallel with Staff's efforts to pursue the policy update under consideration, explore options that would more readily enable housing development in North San Jose, and return to Council in early August with a workload and feasibility assessment of various options that forward the goal of advancing housing with an enhanced amount and incentives for affordable housing, including but not limited to the following options:
 - a. Allowing individual projects to move forward on a case-by-case basis that have conducted their own environmental analysis.
 - b. Commencing a new programmatic environmental impact study on North San Jose, utilizing statewide adoption of VMT to guide creation of a new development policy.
2. As described in previous Council directives, priority for entitlement would be provided to projects producing onsite and/or an enhanced quantity of affordable housing, providing new retail and amenities, and having geographical or functional (i.e., a permanent shuttle) proximity to transit.

BACKGROUND

The staff update describes in detail our as-yet unsuccessful efforts to make incremental modifications to our North San Jose Development Policy, to allow for much needed housing and amenities to a jobs-heavy area. In the meantime, the region wallows amid the most severe housing crisis in the nation, while neighboring cities rapidly expand their industrial, office, and research & development footprints with insufficient housing to balance that development.

We cannot wait much longer, and we must consider new options to enable the development of much-needed housing in North San Jose. We will continue to make necessary transportation improvements, and many of these improvements will be funded through Measure B, which I worked tirelessly to co-lead in 2016 to ensure regional infrastructure investment to support smart growth. Let's move forward.