

# Status Report: North San Jose

**December 10, 2019**  
**City Council**

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# | BACKGROUND

## Phase I Development Capacity

	Development Capacity	Development Capacity Allocated*	Vehicle Trip Capacity	Vehicle Trip Capacity Allocated*
Industrial (SF)	7,000,000	3,800,000	6,510	3,534
Residential (Units)	8,000	7,929	4,000	3,965
Hotel (Rooms)	1,000	464	-	140
Large Format Commercial (SF)	1,000,000	206,652	-	271
Demolished Industrial (SF)	-	(2,200,000)	-	(2,046)
<b>Total</b>			<b>10,510</b>	<b>5,864 (56%)</b>

\* “Allocated” means the capacity has been used, and the related TIF has been paid.

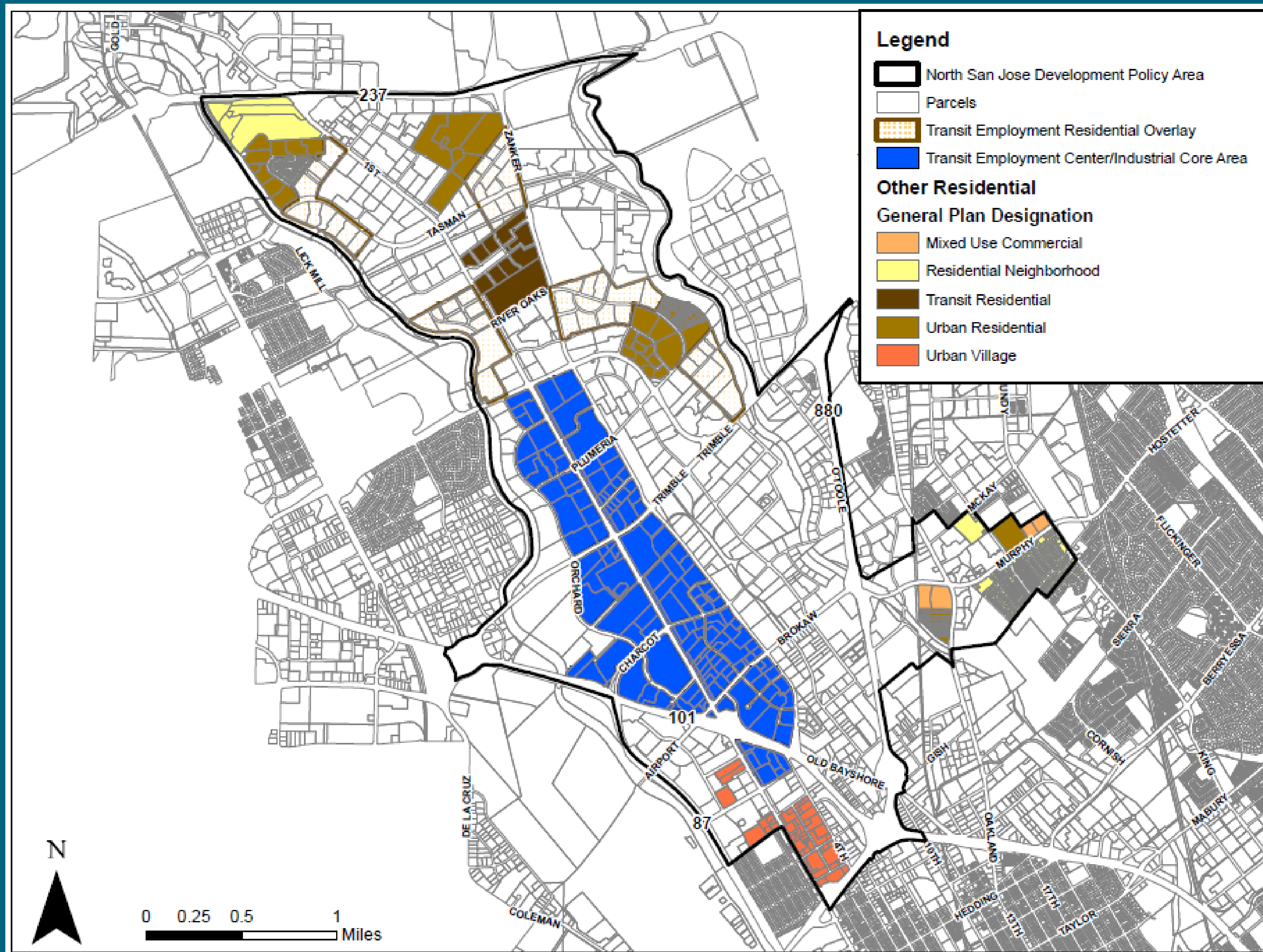
# | PRIOR APPROACH

- Consolidation of Phase 1 and Phase 2 to increase availability of residential units
  - Requires additional CEQA analysis
  - Requires amendments to the 2006 Settlement Agreements
  - Requires negotiations with other public agencies that cannot be condensed into a specified timeframe.

# | CHANGES IN STATE LAW:

- **SB 35** – ministerial and streamlined process/CEQA exemption for residential projects
- **AB 1485** – Broadens SB 35 eligibility for Bay Area projects
- **AB 3194** – City cannot require a rezoning
- **SB 2162** – Supportive housing ministerial approval and CEQA exempt
- **SB 330** – Prohibition on housing unit caps, population limitations or limitations on approvals of permits for housing.

# RESIDENTIAL LAND USES:



# | PROPOSED APPROACH

1. Stop work on amending the Policy's phasing requirements.
2. Continue to implement transportation projects included in North San Jose Plan and Settlement Agreement.
3. Return to Council in early- to mid-2020 with the first initial group of specific changes to city land use laws, particularly with regard to general plan, policy, and zoning in North San Jose, to respond to the new state legislation.
4. Expand upon draft environmental work to provide adequate analysis to support to the NSJADP EIR to allow industrial and commercial projects consistent with the existing Policy to move forward within an appropriate timeframe, if feasible.

# | PROPOSED APPROACH

5. Negotiate amendments to the 2006 Settlement Agreement with the City of Santa Clara and the County of Santa Clara to translate the current obligations which are tied to the North San Jose ADP phasing into obligations that are not tied to the phasing that will be invalid on January 1.
6. Develop a longer term work plan to initiate a major Policy revision that appropriately updates the Policy's land use and transportation expectations, and facilitates more development within the area.
7. Allow individual projects to move forward on a case-by-case basis that have conducted their own environmental analysis.

# Questions?

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