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What the General Plan Review Means for Housing

May 14, 2020

Rosalynn Hughey, Director
Department of Planning, Building & Code Enforcement

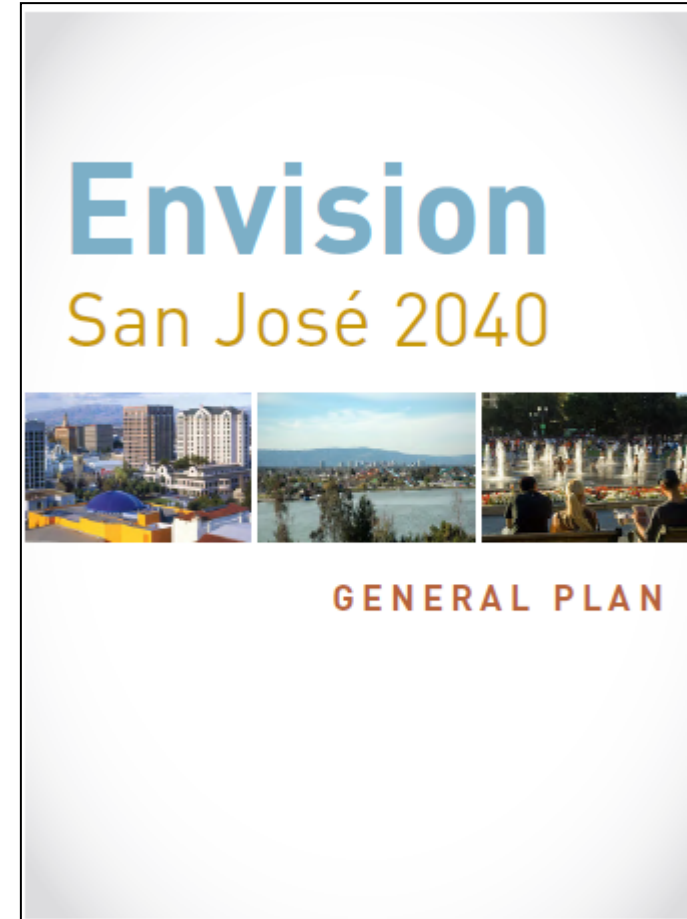


*Planning, Building and
Code Enforcement*

General Plan Purpose

The General Plan is the City's official policy statement regarding its future character, land use patterns, and quality of development.

A Blueprint for the City



Envision San José 2040

- The Envision San José 2040 Task Force was created in 2007 to assist staff with the update of the City's General Plan. This update process ended in 2011 and resulted in the [Envision San José 2040 General Plan](#).
- The Envision San Jose 2040 General Plan establishes a four-year review cycle, providing opportunity to evaluate the City's achievement of key goals and mid-course adjustments to the General Plan. The first cycle of the four-year review occurred from November 2015 to April 2016. The recommendations and associated General Plan Amendments were heard by the Planning Commission on November 16, 2016, and approved by the City Council on December 13, 2016.
- The City's second four-year review cycle launched in November 2019 and was set to conclude in Spring 2020.

Who was appointed to the Task Force

- Teresa Alvarado, SPUR (Co-Chair)
- David Pandori, Former District 3 Councilmember (Co-Chair)
- Dev Davis, District 6 Councilmember
- Sylvia Arenas, District 8 Councilmember
- Pam Foley, District 9 Councilmember
- Melanie Griswold, Planning Comm
- Michelle Yesney, Planning Commission
- Linda LeZotte, Valley Water District
- Jessie O'Malley Solis, VTA
- Luis Arguello, Local 270
- Asn Ndiaye, Working Partnerships USA
- Steve Solorio, Municipal Employees
- David Bini, Building & Construction Trades Council
- Eddie Truong, Silicon Valley Org
- Pat Sausedo, Building Industry Assn
- Vince Rocha, SVLG
- Nate LeBlanc, SJDA
- Karl Lee, Chinese Amer Real Estate
- Michael Van Every, Republic Urban
- Erik Schoennauer, The Schoennauer Co
- Don Little, Trammell Crow Company
- Harvey Darnell, Neighborhood Ldr
- Juan Estrada, District 5 United
- Kiyomi Yamamoto, Greenbelt Alliance
- Jason Su, GRP Conservancy
- Kevin Zwick, Housing Trust
- Leslye Corsiglia, SV@Home
- Shiloh Ballard, SV Bicycle Coalition
- Andre Luthard, Preservation Action Council SJ
- Pastor Oscar Dace, Bible Way Christian
- Jim Zito, Evergreen School District
- Sam Ho, SJECCD
- Trixie Johnson, District 1 Rep
- Smita Patel, District 2 Representative
- Tamiko Rast, District 3 Representative
- Margie Matthews, District 4 Rep
- Jesus Flores, District 5 Representative
- Shawn Milligan, District 6 Rep
- Ray Bramson, District 7 Representative
- Bonnie Mace, District 8 Representative
- Susan Butler-Graham, District 9 Rep
- Roberta Moore, District 10 Rep

4-Year Review Scope of Work Overview

- Opportunity Housing
- Residential Uses in Neighborhood Business Districts
- Urban Village Implementation
- Commercial Space Requirements for Affordable Developments
- Coyote Valley
- Planned Residential Capacity in Downtown
- Evergreen-East Hills Development Policy
- Vehicle Miles Traveled Tier II Policies



Initial Schedule

Meeting	Date	Topic
Meeting #1	November 20, 2019	Introduction and Urban Village Policies
Meeting #2	December 18, 2019	Urban Village and Housing Policies
Meeting #3	January 30, 2020	Urban Village and Housing Policies
Meeting #4	February 27, 2020	Urban Village and Housing Policies
Meeting #5	TBD	Housing Policies
		Coyote Valley
Meeting #6	TBD	VMT Tier II Policies EEHDP Policy
Meeting #7	TBD	Recap of Process Summarize Task Force Recommendations

Housing Opportunities Scope

Explore allowing single-family parcels currently designated “Residential Neighborhood” to redevelop to 2-4 units per parcel with the following parameters from the outset:

- a. Limit to parcels proximate to transit-oriented Urban Villages or immediately adjacent to residential parcels with existing medium-density building types, e.g., duplexes or triplexes.*
- b. Develop a set of design guidelines that would maintain current allowed heights and keep setbacks comparable to existing single-family homes to ensure development would be well integrated into neighborhoods.*
- c. Allow flexibility on the number of units allowed per parcel that would vary based on the lot size, location, and other factors.*
- d. Clarify that any redevelopment remains within the discretion of the property owner.*
- e. Specify that this would be sensitive to historic neighborhoods.*
- f. Validate that opportunity housing projects are cost effective.*



Opportunity Housing: What & Why?

- “Opportunity Housing” – up to four units per parcel
 - Duplex, triplex, fourplex, bungalow court, single-family court homes
- Goals of Opportunity Housing
 - Housing & Health Crises: Increase housing supply
 - Provide housing type choices
 - Provide less expensive housing options; affordable by design
 - Provide more housing in High Resource Areas

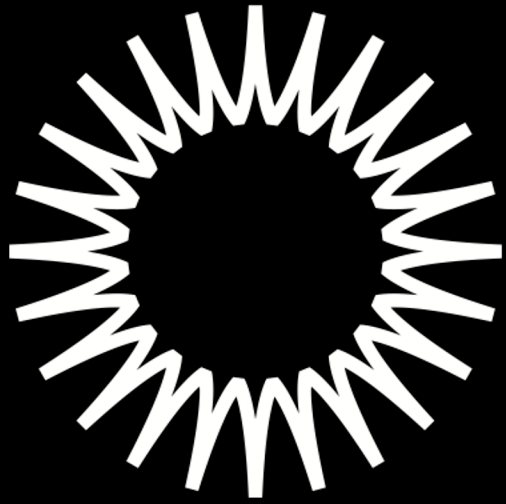


Opportunity Housing Examples in San José



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