



**Task Force Meeting No. 32 Synopsis
January 25, 2010**

Task Force Members Present*:

Jackie Adams, Teresa Alvarado, Shiloh Ballard, Michele Beasley, Judy Chirco, Gary Chronert, Brian Darrow, Harvey Darnell, Sam Ho, Lisa Jensen, Charles Lauer, Karl Lee, Shirley Lewis, Linda LeZotte, Sam Liccardo, Pierluigi Oliverio, David Pandori, Dick Santos, Patricia Sausedo, Erik Schoennauer, Judy Stabile, Neil Struthers, Alofa Talivaa, Michael Van Every, Jim Zito.

Task Force Members Absent:

Pastor Oscar Dace, Pat Dando, Dave Fadness, Enrique Fernandez, Leslee Hamilton, Nancy Ianni, Frank Jesse, Matt Kamkar.

City Staff and Other Public Agency Staff Present*

Ru Weerakoon (Mayor's Office), Roma Dawson (D3 Council Office), Peter Hamilton (D9 Council Office), Lesley Krutko (Housing), Jacky Morales-Ferrand (Housing), Wayne Chen (Housing), Ron Eddow (Housing), Sean Kimball (Housing), Amy Chan (Work 2 Future), Joseph Horwedel (PBCE), Laurel Prevetti (PBCE), Susan Walton (PBCE), Andrew Crabtree (PBCE), Michael Brilliot (PBCE), Jenny Nusbaum (PBCE), Lee Butler (PBCE), Perihan Ozdemir (PBCE), John Baty (PBCE).

Public Present*:

Virginia Holtz (LWV/SJ-SC), Trixie Johnson (LWV/SJ-SC), Larry Ames, Carlos Babcock (SVBC), John Ristow (VTA), Bob Sippel (RONPA), Helen Chapman (SHPNA), David Marsland (Sierra Club Cool Cities).

*As verified by registering attendance on Sign-In Sheets.

1. Welcome

The meeting convened at 6:31 p.m.

2. Review and approval of January 11, 2010 synopsis

The synopsis was approved.

3. Review Envision General Plan Structure and Scope

Sam Liccardo spoke briefly on the Task Force's role in the General Plan Update process. Andrew Crabtree indicated that the upcoming Task Force meeting agenda items would place more emphasis on the discussion of key, high-level policy issues, preparing for the discussion of a Task Force recommendation for a preferred Land Use Scenario to be presented to the City Council in April.

4. Housing Development

Andrew Crabtree, Lesley Krutko, and Wayne Chen gave an introductory presentation that summarized the relationship of planned housing capacity to the selection of a Preferred Land Use scenario, and the roles housing supply and housing policy play in responding to population growth and changing demographics, creating opportunities to develop vibrant, urban settings, supporting

retail development, supporting transit ridership, reducing greenhouse gas emissions and other environmental impacts, and meeting the City's goals for affordability.

The Task Force discussed all of these topics, particularly spending time on the need to plan viable housing of the right type, quality and location to accommodate the needs of the future population demographics and to provide affordable options for people in all types of employment types and of all income levels. Task Force members stated that the General Plan should emphasize building communities, not just building housing.

Task Force members discussed how changing demographics and evolving attitudes of the population will influence future transit demand, economic development opportunities, and housing type preference. Task Force members commented on the need for more variety in the form of high-density housing, including meeting demand for single-level and larger units, also noting that buyers are increasingly concerned about 'quality of life'.

Several Task Force members, acknowledging that the City will increasingly need to rely upon high-density, transit-oriented housing, commented that design quality is critical to the successful delivery of this housing type. Specific comments identified a need to emphasize density, block size and design to support walking, screen parking areas, and incorporate adequate open space.

Task Force members emphasized the need to plan housing in the right place and indicated that they had expected more of the land use study scenario growth capacity to be located on transit-oriented sites. One Task Force member specifically questioned the amount of housing capacity planned in all four of the land use study scenarios developed by the Task Force in 2009 for San Carlos and Midtown, stating that additional capacity is needed in order to support redevelopment and expansion of the existing retail and transit ridership in those areas. Several other Task Force members supported the concept of more density along San Carlos, while also acknowledging the need for a sensitive interface with the adjacent neighborhood.

Task Force members discussed the viability of mixed-use retail and housing development as described in the land use study scenarios, the need to retain job capacity in a viable format and the potential fiscal impacts from new housing development. Two Task Force members expressed concern that the "Village" model within the land use study scenarios would not be feasible in that it assumes existing commercial activity within Village growth areas will be retained and expanded, and explained their view that it would not be possible to develop mixed-use housing retail projects that incorporate this amount of commercial use. In response, staff noted that to achieve the ambitious job growth targets included within the land use study scenarios as selected by the Task Force, it will actually be necessary to increase the amount of employment within the Villages, and that it would be fiscally preferable to retain existing or develop new low-density commercial uses than to replace existing commercial lands with housing that doesn't include the same or greater level of commercial activity.

One Task Force member noted that the reading materials indicated that housing of the right type and right location can be fiscally positive, and could point toward support of a Task Force recommendation for a preferred land use scenario with greater housing capacity.

In response to a question from the Task Force, staff indicated that the Task Force could discuss Discretionary Alternate Use Policies as part of the implementation tools discussion scheduled for

April and May, but that it was a goal of the Envision process to develop a General Plan with clarity of vision and emphasis on high-level goals and objectives so that Discretionary Alternate Use Policies would not be necessary. Related to this, a Task Force member expressed interest and concern that the General Plan Update would resolve the current impact on residential development caused by the City's "Framework for Preservation of Employment Lands Policy".

Task Force members commented on housing affordability and accessibility. The Task Force expressed that the General Plan address the need for adequate affordable housing for all population and demographic groups, stating that the term 'affordable housing' should be defined to meet the needs of the diverse population including people of all employment types and income levels.

Additionally, Task Force members commented that policies should include strong language to prevent growth outside of the City's Urban Growth Boundary, to prevent concentration of group homes, to address school needs and to protect historic structures. Task Force members supported the goal of revising the City's secondary unit policies. Many Task Force members provided additional comments on the draft Housing Goals, Policies, and Actions.

5. Public Comment

Six members of the public commented on the proposed housing goals and policies and other topics discussed by the Task Force, indicating support for: provision of (single-level) housing for people over 65; recognizing the need for parks to accompany new market-rate and affordable residential development; increasing emphasis on historic preservation; addressing environmental concerns such as the relationship of housing to greenhouse gas emissions and the square footage of building area per resident; more transit oriented development, urban placemaking, reduced parking ratios, higher-density development, infill development, and urban agriculture. One commenter suggested the City recruit developers with prior success with mixed-use. One speaker asked how the proposed housing policies support the desired Jobs / Employed Resident ratio. Public comments also encouraged the Task Force to respect the existing West San Carlos neighborhood plan, recognizing that less commuting equals a more vibrant Downtown and that parking takes up too much space and to also plan higher density for employment uses.

6. Task Force Recommendation (vote on motions as needed)

A Task Force member asked about the process for selecting a preferred scenario and staff provided initial thoughts. A Task Force member noted that the Task Force needs to consider future needs and not present wants as the process proceeds. The Task Force made no motion on the draft Housing Goals, Policies, and Implementation Actions. Staff indicated that a revised draft of the Housing Goals, Policies, and Implementation Actions would be provided for review prior to the next Task Force meeting scheduled for March 8, 2010.

7. Announcements

Michelle Beasley announced the "High Cost of Free Parking" lecture and discussion to be held on Wednesday, February 24, 2010 at 6:30 in the City Hall Wing Rooms.

8. Adjourn

The meeting adjourned at 9:02 p.m.