



**Task Force Meeting No. 36 Synopsis  
March 22, 2010**

**Task Force Members Present\*:**

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

**Task Force Members Absent:**

Pastor Oscar Dace, Leslee Hamilton, Matt Kamkar, Alofa Talivaa.

**City Staff and Other Public Agency Staff Present\***

Roma Dawson (D3 Council Office), Peter Hamilton (D9 Council Office), Nik Warrior (Mayor's Office), Anthony Drummond (D2 Council Office), Vera Todorov (City Attorney), Ron Eddow (Housing), Wayne Chen (Housing), Joseph Horwedel (PBCE), Laurel Prevetti (PBCE), Susan Walton (PBCE), Andrew Crabtree (PBCE), Jenny Nusbaum (PBCE), Jodie Clark (PBCE), Lee Butler (PBCE), John Baty (PBCE).

**Public Present\*:**

Brian Schmidt (Committee for Green Foothills), Chris Franchuk (Sierra Club, Coolcities), Gerry Hunt (Coalition for Downtown Hospital), Martin Delson (Save Our Trails), C. Rothschild (Rothschild & Assoc.), James Charles (NAACP), Larry Ames, Mauricio Astacio (Neighborhoods Commission), Marie Arnoed (LWVSJSC), Helen Chapman (SHPNA), Mack Johansen (Blackford NAC), Keith Davis (Health Trust), Leah Toeniskoetter,

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

**1. Welcome**

The meeting convened at 6:35 p.m.

**2. Review and approval of March 8, 2010 synopsis**

The synopsis was approved.

**3. Background Information**

Andrew Crabtree provided an overview of the meeting materials and additional supporting documents that were provided to the Task Force to help with their discussion.

#### **4. Envision Preferred Land Use Scenario, Including Timing and Location of New Growth**

Andrew introduced the Task Force discussion and the two outcomes of the meeting. The primary outcome was for the Task Force to select a preferred land use study scenario distribution of jobs and housing growth capacity by location. The secondary outcome was for the Task Force to begin discussing and provide initial feedback on the potential timing / availability of growth capacity.

The Task Force met in small groups at five tables to discuss the proposed location of growth capacity and the proposed timing of growth.

#### **5. Small Group Reports and Full Task Force Discussion of Land Use Scenarios**

Task Force Table #1, facilitated by Joseph Horwedel, expressed concern about growing too fast, and too far out/away from downtown. They stated that the plan should be city-center focused and support growth in and around downtown. This group noted that there are too many housing units on Stevens Creek and too few on West San Carlos. They suggested regulating the timing of housing growth with triggers related to transit, fiscal, and service standards and possibly to do so by Growth Areas as opposed to on a citywide basis.

Task Force Table #2, facilitated by Andrew Crabtree, suggested that the density should be increased at BART stations (particularly with additional housing capacity at the Berryessa BART station), at planned transit, in the greater downtown, and possibly at the Hitachi site. A suggestion was made to reduce the housing unit capacity in the Rincon South Specific Plan area.

Task Force Table #3, facilitated by Lee Butler, Task Force members noted that the proposed growth locations generally aligned with the Envision San José 2040 Land Use Transportation Scenario Guidelines. This group also thought that additional housing capacity should be planned for BART stations with the exception of the Santa Clara station. They expressed concern with how to provide capacity for “great” projects located outside of growth areas.

Task Force Table #4, facilitated by Laurel Prevetti, suggested that Specific Plan areas around downtown, BART/Caltrain station areas and certain light rail station areas should have more housing growth capacity. They felt that with 120,000 housing units there would be enough capacity for “great” projects.

Task Force Table #5, facilitated by Susan Walton, expressed a desire for jobs to be located at light rail stations as well as regional centers. They suggested adding retail at the Lundy/Milpitas BART station, and adding housing capacity on commercial corridors to promote redevelopment.

Co-chair Sam Liccardo summarized the key points from the individual table reports and the Task Force as a whole had additional discussion.

#### **6. Public Comment**

Members of the public participated in the Small Group discussion of the distribution of job and housing growth capacity and potential phasing at two facilitated public tables. Following the Task Force table reports the public provided reports from their table discussion groups.

Public Table 1, facilitated by Jenny Nusbaum, was concerned with any proposed phasing plan that would allow thousands of housing units to be built ahead of any job growth. They were also concerned about the transitions between existing low-rise housing and new mid and high-rise housing, and development in the Alviso marshlands. They stated that Diridon and BART station areas are great locations for dense housing and job growth.

Public Table 2, facilitated by Jodie Clark, was focused on jobs as their main discussion and identified that there needs to be jobs at Diridon. They also said that jobs should be encouraged in the villages so that people can work, shop, and live within close proximity.

In addition to the public table report outs, four members of the public spoke separately, commenting that: accessibility to parks and schools was missing from the discussion; the City should promote sustainable medium-size businesses; there should be more outreach to small businesses to help them find locations; trails, which are essential for commuting, shopping, and recreation, should be completed before large housing development; and, job lands should not be converted to housing.

## 7. Task Force Vote on Preferred Land Use Scenario

Main Motion: A Task Force member made a motion for the Task Force to accept as its recommendation staff's recommendation on a preferred land use scenario. A vote on the main motion was made after a separate vote on each of the following six (6) amendments.

Amendment 1: There should be an emphasis on providing additional housing capacity in Specific Plan Areas, particularly those around downtown.  
Motion Passed: 23-Yes; 6-No; 4-Absent

Amendment 2: Include additional growth in BART Station Areas. In particular, add housing capacity at Berryessa BART above current entitlement.  
Motion Passed: 21-Yes; 8-No; 4-Absent

Amendment 3: Identify specific neighborhood villages for accelerated development and have staff return to Task Force with recommended sites and how to accelerate development on those sites.  
Motion Passed: 27-Yes; 2-No; 4-Absent

Amendment 4: Increase housing capacity along Stevens Creek/West San Carlos and other transit oriented development locations (including Bus Rapid Transit corridors).  
Motion Passed: 27-Yes; 2-No; 4-Absent

Amendment 5: Require that housing development in Specific Plan areas and LRT areas include employment growth and the addition of residential services.  
Motion Failed: Task Force members expressed concern that this would be inconsistent with the adopted Specific Plans and would require unrealistic amounts of retail in areas intended to be predominantly residential in support of existing nearby commercial areas.

Amendment 6: Increase intensification at Diridon  
Motion Passed unanimously

The main motion with amendments passed unanimously.

**8. Announcements**

Andrew announced that Task Force member Shiloh Ballard is offering to schedule meeting between Task Force members and various industry professionals with the next discussion occurring on April 6<sup>th</sup> with Brocade. The Task Force should contact staff if interested in participating.

Co-chair Shirley Lewis recommended that Task Force members review the City of Santa Clara's General Plan Update Chapter 5 Goals and Policies, particularly the section on phasing.

**9. Adjourn**

The meeting adjourned at 9:08 p.m.