



## **Task Force Meeting No. 11 Synopsis August 25, 2008**

### **Task Force Members Present\*:**

Co-Chair Sam Liccardo, Vice-Chair David Pandori, Teresa Alvarado, Shiloh Ballard, Michele Beasley, Frank Chavez, Judy Chirco, Gary Chronert, Pastor Oscar Dace, Pat Dando, Harvey Darnell, Dave Fadness, Leslee Hamilton, Sam Ho, Nancy Ianni, Lisa Jensen, Frank Jesse, Matt Kamkar, Charles Lauer, Karl Lee, Linda LeZotte, Pierluigi Oliverio, Jenniffer Rodriguez, Dick Santos, Patricia Sausedo, Erik Schoennauer, Judy Stabile, and Jim Zito.

### **Task Force Members Absent:**

Co-Chair Shirley Lewis, Jackie Adams, Yolanda Cruz, Enrique Fernandez, Dan Hoang, Phaedra Ellis-Lamkins, Neil Struthers, Michael Van Every, Alofa Talivaa

### **City Staff and Other Public Agencies Present\*:**

Ru Weerakoon (Mayor's Office), Jessica Garcia-Kohl (Mayor's Office), Roma Dawson (Councilmember Liccardo's Office), Peter Hamilton (Councilmember Chirco's Office), John Ristow (VTA), Junko Vroman (ESD), Joseph Horwedel (PBCE), Laurel Prevetti (PBCE), Stan Ketchum (PBCE), Michael Brilliot (PBCE), Hadasa Lev (PBCE), and John Baty (PBCE)

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

## **1. Welcome and Review of Agenda**

- Meeting convened at 6:33 p.m.
- Co-Chair Liccardo: Congratulations to Michelle Beasley on Tour of North San José. Thank you to Shiloh for providing High Density development article. A timeline for decision-making, when and how quickly, will be provided.
- Stan Ketchum reviewed the meeting outcome and agenda.

## **2. Review and Approval of July 28, 2008 Meeting Synopsis**

- The following corrections were requested:
  - The request for a tour of North San José will be added to the Task Force Tracking Log
- The July 28, 2008 synopsis was approved.

## **3. Development of Draft Land Use/Transportation Scenario Guidelines**

### **a. Brief Overview of Draft Guidelines**

- Michael Brilliot gave a brief overview and reminder of the purpose of the guidelines. The current working draft reflects input and proposed changes.
- Michael Brilliot provided an overview of the Quality Services and Diversity and Social Equity guidelines and the relationship of these guidelines to the Task Force readings, which are also good primers for future topics.

**b. Public Comment on Draft Guidelines**

- Item 23, suburban development requires more land; urban design is more appropriate for the future
- Support the library. Information in the library can benefit our understanding of the world and international relations.
- Item 25, the EIR for Coyote stated 1:1 jobs for employed resident as a goal; could be a mistake. Environmentally sustainable would be 1 job per employed resident.

**c. Task Force Discussion on Remaining Guidelines**

i. Quality Services

ii. Diversity and Social Equity

- Co-Chair Liccardo reminded the Task Force that the sequence of guidelines is not relevant. What is important is that all elements be there. As much as possible comments should be focused on role with regard to land use.
- Item 22 Locate growth in preferential areas. Item 26, troubled by word “could”, should be metric, add, “without mitigation by developer” at end of sentence.
- Item 28, clarify word “distribute”; what was intent? Michael Brilliot answered that a variety of housing types should be distributed throughout the City and within a given community there should also be diversity.
- Water/Waterways are included in land use.
- Item 26 is too broad; watershed should be better defined. Maybe “sensitive watershed zones”, and add “without mitigation”.
- Item 23 Add “through public and private cooperation”.
- Make sure waterways are included as recreation and economic opportunities; supply of water. Michael Brilliot agreed that waterways can serve many different purposes, including recreation and transportation.
- Item 23 Regarding places of worship, not only land needs, but address re-using existing buildings.
- Item 28 Reflect not only cultural diversity but demographic trends with respect to our aging population.
- Item 30 “distribute” doesn’t fit well. Non-existent opportunity on west side, could be “create”.
- Item 28 Noble goal, but how to tie back to feasibility with respect to transportation infrastructure, police and fire availability? Michael Brilliot answered that these are general comprehensive guidelines, and that when evaluated, some may be more feasible than others.
- Item 26 Suggest “require mitigation for any new development in areas that have significant impacts to the City’s water system”. Suggest that this should be broader; it’s own guideline.

- Item 26 Include public or private development. Look at economics of distribution, especially with regard to health facilities Item 30.
- Transportation level of service (LOS) at traffic lights should not be overwhelming parts of city with traffic; don't see this alluded to in guidelines. Michael Brilliot responded that the Task Force would get a chance to discuss LOS (existing and projected based on alternatives). Long-term goal of reverse commutes was added to the guidelines.
- Item 26 Don't want us to mitigate out of areas we don't want to develop in. Preference to say where development won't be allowed.
- Item 26 "Could" should be more clearly defined, clarify that watershed is not entire valley floor and specify what is meant by watershed.
- Item 26 Don't understand why 26 is in the Guidelines; it is so specific and obvious. Michael Brilliot offered that Item 26 reiterates/reinforces other guidelines and was an attempt to address previous direction regarding protecting water supply.
- There is no language about hillside protection in Environmental.
- Agree with previous comment about stating where should not build.
- There is a distinction about existing percolation ponds, what about addressing land that is conducive to future percolation ponds?
- Agree with identifying where to not build; if development reaches a point where there is a scarcity of water, should hold onto additional development. Do we have a handout on the amount of water used/metric for different types of development?

**d. Task Force Review of Proposed Modifications to all Guidelines**

- Item 2 What is the process for determining percentages? Michael Brilliot answered that we need more staff analysis to get confidence in a number. Also need dialogue with the Valley Transportation Authority (VTA) and the Department of Transportation (DoT). Will bring back proposed percentage for Task Force consideration, including information on how the number was derived.
- Natural attributes, e.g., ridgelines (continuity of undeveloped top of hills), tree formations, river formations, etc. are a valuable asset and their protection should be integrated into guidelines.
- Co-Chair Liccardo noted that development outside of the Urban Growth Boundary (UGB) is off the table, but if the Task Force wants to put it back on table, could go back to Council.
- One mention/guideline under Category F is not strong enough. Historic has economic value, gives sense of neighborhoods.
- Item 2 Provide a better definition for "close". One way to define is walkable distance.
- Item 4 end "...to create dynamic urban settings." dropped-off.
- Item 6 Don't understand. Michael Brilliot noted that streets don't often have an identity, identify key linkages and create consistent identity, not just physical streets, but also buildings that abut streets. Vice-Chair Pandori added that the concept doesn't just apply to public improvements, but development that could occur in these corridors; streets

- haven't realized greatness yet; should have high quality identifiable San José development on streets; possibly new designations on transportation diagram for major streets (landmark streets) with design guidelines specific to each street.
- Concerned with use of the term “transit”. Is it fixed in place or does it include busses? How does plan keep up with what's real, with VTA plans (ex., LRT down San Carlos, Santa Clara, to Eastridge. Should build Transit Oriented Development on “funded” light rail lines (ability to have public transit). Co-Chair Liccardo stated that in a few months VTA would have a revised Measure A funding plan identified for next quarter century.
  - How to provide incentives for employers to provide shuttle buses to transit stations? Also fits in innovative economy.
  - Item 12 Reminder of entitlements already approved, why is Coyote omitted from list of key employment areas? How can we not look at Coyote? The Director of Planning offered that to accommodate growth without Coyote would be challenging. Co-Chair Liccardo suggested Coyote would be looked at as an alternative.
  - There is plenty of empty space in North San Jose and Edenvale. Only the largest employers take advantage of carpooling and shuttles.
  - The Task Force should be visionary and identify corridors where transit should go, allow development, which will encourage future transit.
  - Item 12 Transit works better when jobs and housing are located together.
  - Regarding the triggers discussion, believe in sequence of development. Director of Planning suggested that the Task Force think of what the City should look like in 2040, not necessarily the tools; at any given moment how do we make sure development is balanced (put in issue bin for implementation discussion). Vice-Chair Pandori offered that Step 1 should be to come up with scenarios for 2040, and then Step 2 would include a series of meetings on implementation (triggers, mitigation, etc.)
  - Reinforce importance of accommodating small businesses (maybe in Item 7). Combine Items 8 and 10? San José is losing innovative edge by not sustaining adequate infrastructure to keep one-step ahead.
  - There is no statement about supporting hotels and convention center.
  - Is there any analysis/study to date as to how the Urban Growth Boundary (UGB) is performing; any identified benefits. Are there areas where UGB has been detrimental (e.g., raise cost of housing)? What is Council's decision that UGB not to be touched based on? Director of Planning answered that there are no studies, but can infer that the UGB has performed as we have discouraged/prevented development outside of the UGB. Michael Brilliot added that by not building on hillsides we have avoided impacts from fire, landslides, etc.
  - Item 17 Include green building standards such as distributed solar. Item 19 Diversion and recycling need to be there including numeric goals.
  - Can staff provide a summary on the Greenline/UGB initiative? Director of Planning answered that the UGB could not be changed without a vote of the people. May be able to qualitatively answer question about the UGB performance/benefits.

- There needs to be some statements in the General Plan that the UGB was evaluated.
- Item 17 What is someone going to say when they read “AB32” in the future? There is a lot more to greenhouse gas than the maligned car; natural and stationary sources. Should remove, “To implement AB32, the California Global Warming Solutions Act”; start with “Establish a...”; remove, “reduction in motor vehicle miles traveled and a”. Should talk about environmental leadership in broad goals; attack greenhouse gases on all fronts. Co-Chair Liccardo suggested that reducing VMT is one way.
- Concerned that we might miss stationary and mobile sources, not just VMT.
- Item 18 Is there a way to strengthen language, to not build within X feet of riparian corridor?
- As follow-up on the riparian comment, include that San Jose will abide by the Habitat Conservation Plan (HCP).
- Item 19 Regarding water conservation, should encourage stormwater capture from roofs, driveways into basins, not mandate, but create incentives.
- A healthy neighborhood is one where people interact, incorporate encouraging human interaction.
- Item 27 Promote people having a good time.
- Item 27 Include “preserve” more than enhance.
- Vice-Chair Pandori suggested that the Task Force is fundamentally missing guidance to staff regarding transportation, that general direction is needed that there should be no scenario with absolute gridlock, and should not rely on cutting-through neighborhoods.

**e. Task Force Acceptance of Draft Guidelines**

- Moved to next agenda.

**6. Announcements**

**a. Updated Task Force Referral Tracking Log**

- Stan Ketchum reported that staff is seeing if a 2<sup>nd</sup> City tour can fit within the work plan.

**b. Community Workshops – September 3, 4, 6.**

**c. Great Cities Speaker Series: “**The Distinctive City,**” Professor Anne Markusen, September 15, 2008, 6:00-7:00 p.m., San Jose Repertory Theatre**

- Stan Ketchum reminded the Task Force of the upcoming Community Workshops and gave a brief overview of the purpose and agenda. Stan also reminded the Task Force of the next installment of the Great Speaker Series.

**d. Panel Discussion on the Future of the Workplace, Monday, September 29, 2008.**

- Stan Ketchum noted that the panel discussion would include experts from corporate customers/citizens discussing what are they thinking future will look like. The meeting will be at an off-site location.

**e. Other**

- Stan Ketchum asked the Task Force about binders getting full. Would the Task Force want/need a 2<sup>nd</sup> large binder? Could also offer smaller binder to take to meetings.
- Erik Schoennauer asked about an article in the Mercury News regarding a Thursday Task Force meeting. Michael Brilliot suggested that it must have been a typo.

**7. Public Comment**

- To make development happen have to subsidize (example, Portland).
- Like idea of greening San José, but environment is a worldwide issue. Coordinate capital improvements with environmental effects.
- Environmental protection language should be strong. Should consider preserving Coyote.
- Sustainable food system only mentioned in D (periphery), should be considered as important in other categories (a centerpiece). Food is an integral part of immigrant culture.
- Emissions are not just from cars. It is important to ensure development of urban farming projects and provision of local food sources, especially given the availability and cost of oil. Regarding Item 25 What about land that lowers costs to the City, such as gardens that allow low-income residents to grow their own food?
- Item 2 Should have transit station before housing. Item 18 strengthen language about riparian setbacks. Category G Mention the Greenprint. Is PRNS invited to speak to the TF? Will library and fire station master plans be discussed?
- Item 18 encourage strengthening language.
- Healthy Silicon Valley, invite to Green Health Conference at City Hall.
- Green Vision plan to look at 2008. Could be in radical resource shortage in 30 years.
- Researched low-income housing development from HCD website. Read through point system for obtaining funding (“Begin funds”). Concerned with lower standards getting higher points.
- Invite to PACs September 18<sup>th</sup> movie at Petite Trianon 8:00 p.m.
- Item 30 “equitably” should be defined. Some areas of City have more need of health services because of demographics (areas with seniors, low-income).
- Great cities have well formed identities; have a ‘there’ there. Preserve and protect places that already have identities and sense of style. Promote creation of neighborhood identities.
- Ratcheting device such that growth happens then an evaluation happens; a slower methodical check-in should be incorporated.

**8. Adjourn**

- Meeting adjourned at 8:43 p.m.
- Next Meeting: Task Force Meeting No. 12 – Monday, September 22, 2008, 6:30 – 9:00 p.m.