
Citizens' Advisory Committee

Memo-18-02 AMENDED

Meeting 18-01

Meeting Date: January 22, 2018

To: Citizens' Advisory Committee
From: Andrea Mackenzie, General Manager
Subject: Discussion of San Jose Evergreen Senior Housing Initiative

SUBJECT

Discussion of San Jose Evergreen Senior Housing Initiative

COST

This item has no cost to the Open Space Authority.

BACKGROUND

The Evergreen Senior Housing Initiative recently submitted signatures that qualifies it to be placed on the City of San Jose June 5, 2018 ballot. This initiative seeks to approve the Evergreen Senior Homes Specific Plan and creates a Senior Housing Overlay, that would apply to all "underutilized employment lands" in the City of San Jose. This term is not defined, but it could potentially mean any lands not built out to its maximum capacity including low-rise office buildings, strip malls, vacant industrial land, etc. As a result, a landowner will be able to elect to develop their land either according to an industrial park land use designation, or according to this new "senior housing" residential designation, without otherwise complying with the existing General Plan.

The initiative would have the effect of amending the San Jose General Plan to exempt lands covered by this new Senior Housing Overlay from 18 policies that currently:

- Protect and improve the quantity and quality of employment lands
- Prohibit gated communities
- Encourage high-density housing and discourage single-family detached residences in Growth Areas
- Focus development in Growth Areas
- Provide pedestrian and vehicular connections that encourage walking
- Maximize pedestrian, bicycle and vehicular connections
- Prohibit conversion of industrial lands to non-industrial uses
- Reserve industrial lands for industrial and compatible support uses
- Create a pedestrian-friendly environment by connecting new residential development with safe, convenient, and accessible pedestrian facilities
- Develop residential projects at densities sufficient to support neighborhood

retail in walkable, main street type development

- Require new development connect streets with the existing public street network and prohibit the gating of private streets with the intention of restricting public access
- Maintain the City's total planned housing growth capacity

The initiative would also amend the City of San Jose Municipal Code to exempt lands covered by the Senior Housing Overlay from specific plan requirements, including text and/or diagrams that specify open space designation, public and private transportation, water, drainage, energy, parks, fire stations and schools.

Additionally, projects proposed pursuant to the Overlay would not be subject to paying Traffic Impact Fees or Transportation Mitigation measures which fund essential city services.

DISCUSSION

The “underutilized employment lands”, to which the proposed Senior Housing Overlay in the June 2018 initiative would apply, could potentially include undeveloped lands within the Authority’s jurisdiction including the North Coyote Valley. The Overlay could also allow residential development on natural and working lands that are a top priority for conservation and preservation by the Authority. Park and open space agencies rely on the local government approved General Plans to enhance protection and investment in parks and open space.

RECOMMENDATION

This is an informational item.