

## Notes from D6NLG November 14, 2022 meeting

notes by L. Ames, 12/1/22

San José District 6 Neighborhood and Community Leaders Group (D6NLG) meeting was held on a special date: Monday **November 14th, 2022, 7 PM**) to avoid conflicts with the General Election.

>> **meeting was recorded** for use by D6NLG members. [Video](#)<sup>1</sup> and [chat text](#)<sup>2</sup>

### Meeting Agenda:

- Welcome and Introductory Remarks – Larry Ames, chair
- Attendee Introductions – Name / Organization / Title
  - Larry Ames, Chair
  - Michael Brilliot, Deputy Dir, Citywide Planning SJ -- guest speaker
  - Bill Rankin (Vice Chair) NWGNA and SOT Chair
  - Steve Kline, staff to Co. Sup. Susan Ellenberg
  - Jim Carter, D6 rep on SJ N'hds Cmsn
  - Jean Dresden, SJ Parks Advocates
  - Ed Saum, SHPNA & Alameda Bus. Assoc.
  - Art Maurice, Cory NA & SJ PRC D6
  - Harvey Darnell, DANG & SAAG
  - Susan Price-Jang, Rose Glen
  - Alex Shoor, Catalyze SV
  - Steve Spivak, D2 & fireworks
- Agenda Changes/additions?
  - Steve Spivak quickly discusses issue of illegal fireworks, and request D6NLG set up mtg w/ CoSJ D6 office. Chair & Jim Carter will meet offline to arrange details.
- Guest speaker #1: Michael Brilliot, Planning Department
  - update on City adapting to changed state laws, such as Objective Design Standards;
    - City has already done much in state-mandated transition to Objective Stds.; some earlier Urban Village plans will need updating.
    - State continues to change rules, trying to encourage more housing; housing is hard in SJ due to costs & financing
    - SJ worked w/ State on AB 2011, SB 6; SJ is a “good actor”; Cupertino is the problem
    - Entitlements and Streamlining has helped w/ affordable housing. Q: don't want to streamline so much that SJ loses out on parks, etc. A: SJ has Design Std.s that have to be met.
    - A Devlpr want to use “density bonus” as reason to waive park fees. SJ objecting, but State Housing & Community Devlpmt (HCD) may weigh in for more housing. Also use Density Bonus to waive reqmnt for ground-floor retail.
    - MB opinion: Probably won't have public hearings or community mtgs any more for housing proposals. → important to have good Plans and Devlpmnt Stds in place. Replacing “should” w/ “shall”.

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<sup>1</sup> [http://calsj.org/D6/recordings/Nov'22\\_video.mp4](http://calsj.org/D6/recordings/Nov'22_video.mp4)

<sup>2</sup> [http://calsj.org/D6/recordings/Nov'22\\_chat.txt](http://calsj.org/D6/recordings/Nov'22_chat.txt)

Community won't have any input in project; need to get involved in original plans.

- Streamlining for Afford. Housing to be extended to also include Market Rate
- Q: removing reqmnt for ground-floor retail in Aff.Housing projects could ruin n'hd commercial streets (e.g., Willow Glen). How does city keep a "Vibrant Community"? A: this is being done to remedy past red-lining by putting Aff.H. in affluent areas. (But there's not a lot of money for building Aff.H now....)
- how to remedy the impacts of past institutional racism and red-lining;
  - Q: what about holding companies & speculators buying up rentals & housing: keeping units empty impacts housing availability. A: Ro Khanna is working on a bill to address that.
  - Q: Objective Design Guidelines in Urban Village planes? A: should be statement to use citywide plans.
  - Q: need to "Maximize Units" → no setbacks, no balconies, no daylight planes? A: won't require cubes, but don't want 2-stories at transit nodes.
  - Q: any impact to Riparian Setback? A: no. May be some mistakes in current draft...
  - Q: don't concentrate Aff.H. in "red-lined districts": A: agreed
  - Q: what about Historic Properties? A: to be protected. (Maynard House is not supposed to be listed for redevlpmnt.)
- and/or other topics on which we should be informed.
- Community Updates #1 – Jean Dresden (out of sequence so guest speaker can participate).
  - Housing Element & impact to property owners. (to Planning Cmsn Nov. 15)
    - Q: Plan is running late? Due to Staff vacancies? Impacts? A: have lost 40% of Staff, but delay is due to State adding reqmnts midway. Also, this update is way more complicated than past updates, and more complicated than anticipated.
    - Q: Impacts of being late? A: Few cities are on time. If late: (!) Not eligible for transportation & housing funding; (2) "Builders' Remedy", which allows develprs propose housing anywhere, even if not in Gen Plan; still needs to go through SEQA, etc; not sure of all consequences.
- Elected Officials / Staff Updates (taken out-of-order)
  - Supervisor Ellenberg – Steve Kline:
    - Vacancies on Sr. Care Cmsn.: Adult Day Care, helps providers
  - Councilmember Davis – Mary Anne Groen. Not present; no report.

-- back to Michael Brilliot's presentation:

- Q: 2nd round of comments on Housing Element due in Dec?, 1st Draft at State? A: City getting feedback from State; will have lots of work to do.
- Q: why change from LOS (Level of Service) to VMT (Vehicle Miles Traveled), per State law? A: Better way to reduce GHG (Green House Gases) and Envir. Impacts. Streamlines devlpmt of housing in good-transit areas.
- Pleasant Hill Golf Course "Alternative Recommendation": not rec'd by Staff. Q: would it impact Coyote Valley? A: no, that's not w/in Urban Growth Boundary. Doesn't apply to PQP (Public/Quasi-public) land, but it could.
- MB: Pleasant Hill can't stay vacant forever; need public visioning process.
- MB: who knows what Council will do....

- Housing Feasibility Study? A: Aff.H is feasible... Cost of construction going up; interest is most challenging for Market rate.
  - Q: What impacts to Planning Dept, as it's funded by projects? A: not as bad as Great Recession. Many permits, mostly for kitchen & bathroom remodels... Dept not spending too much, thnx to 40% vacancy.
- Downtown Transportation Plan (to Council Nov 15.) Not versed in issue; defers.
- Housing Initiatives
  - Residential in downtown WG: Council approved, but doesn't have zoning crafted; doesn't take effect yet; will start process next yr w/ community input.
  - Q: What about shared public parking in WG: taken for Aff.H; impacts viability of commercial district.
  - Q: Project Homekey? A: no info.
  - MB: Also to Council: Parking ord, to remove reqmnt for bundled parking; except by Shark Arena, and also "dingbat apts" ('50-'60's apts w/ parking under) are protected from parking reqmnt removal.
  - Q: seismic retrofit of dingbat apts? A: not done....
  - Q: TDM (Transportation Demand Mngmnt): options for transit passes?
- Planning Cmsn on 11/16/22 to hear Update to Council Policy 5-1, "Alternative Recommendation" and fast-tracking housing et al on "private recreation lands".
  - co-signed ADLG letter; also submit D6NLG letter? Yes, consensus to send letter.
  - [letter submitted](#)<sup>3</sup> 11/15/22 to Plan Cmsn on behalf of D6NLG, and my [prepared remarks](#)<sup>4</sup> 11/16/22.
  - [Letter](#)<sup>5</sup> submitted to Council 11/28/22.
- Guest speaker #2: Steven Spivak re: illegal fireworks, w/ ask that D6 sign the ADLG letter
  - as discussed earlier, this will be done off-line.
- Corrections to [minutes](#)<sup>6</sup> from Sept 12th meeting? Okayed
  - agendas, minutes, and position papers are archived on <http://calsj.org/D6/>
- Board and Commission Updates
  - Neighborhood Commission – Jim Carter
    - No quorum; haven't met all year; city cancelled Caucus process.
    - Q: Should N'hd Cmsn exist? vis-à-vis All Dist. N'hd Leaders Group.  
A: N'hd Cmsn is Official; ADLG is informal. Make rec. to Olympia Williams  
Q: City looking into another model for N'hd involvement?  
Invite Kansas City participate by Zoom? (After new Mayor
  - Parks & Rec Commission – Art Maurice (D6); Larry Ames (D3)
    - BEST (Bringing Everyone's Strengths Together; formerly Mayor's Gang Taskforce)
    - Community Gardens
    - Youth Services
    - Q: Anything on Women's Intervention? A: no; gone.
  - Community Issue -- Art Maurice:

<sup>3</sup> <http://calsj.org/D6/D6NLG%20letter%20on%20PlanningCmsn%205.1%20&%20Pleasant%20Hill%20golf%20course.pdf>

<sup>4</sup> <http://calsj.org/D6/LLA%20talk%20on%20PlanningCmsn%205.1%20&%20Pleasant%20Hill%20golf%20course.pdf>

<sup>5</sup> <http://calsj.org/D6/D6NLG%20letter%20to%20Council%20on%205.1%20&%20Pleasant%20Hill%20golf%20course.pdf>

<sup>6</sup> <http://calsj.org/D6/D6NLG%20Agenda,%20Oct%202022%20w%20notes.pdf>

- Q: House replaced via SB9; 4-plex; drug rehab cntr. Has issues; what to do?  
A: Sober Living Act excuses many faults; Rehab Facility also have special rules.
  - Park Fee Task Force – Helen Chapman Not present; no report.  
D6NLG letter submitted, and posted by them on their website.
  - All Districts Leadership Group – Larry Ames / Bill Rankin
- Advocacy and Community Group updates #2
  - Save Our Trails -- Bill Rankin Dorsey Moore will speak on Conservation Corp.
  - SJ Park Advocates -- Jean Dresden
    - D6NLG approved a letter to N’hd Services & Ed (NSE) Cmte re Breeze of Innovation; not sent -- overtaken by events. Bol now wants to move from Arena Green to Cesar Chavez Plaza.
    - We oppose impacts to C.C.Plaza; reco that City terminate interaction w/ Bol.
    - Send to NSE, cc rest of Council.
    - Consensus: send letter. [Letter sent](#)<sup>7</sup> 12/2/22
  - Continued: Roundtable discussion of issues local to individual communities
- Date for next mtg: Mon Dec 5
- Additional topics? Announcements? Suggestions for next mtg? Final thoughts?
- Adjourn.

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<sup>7</sup> <http://calsj.org/D6/D6NLG%20--%20NSE%20&%20Breeze%20of%20Innovation.pdf>