

Santa Clara General Plan

General Plan Steering Committee – Meeting Summary

Meeting Date: January 31, 2009

Location: Santa Clara City Hall

Attendees:

Steering Committee Members Present:

Jamie McLeod, Co-Chair
Joe Kornder, Co-Chair
Dixie Baus
Michele Beasley
Brian Brennan
Ian Champeny
David Delozier
Patricia Finnigan Biocini
Ray Hashimoto
Jerry Marsalli
Kevin Park
Alice Pivacek
Teresa O'Neill
Andy Ratermann
Ed Richards
Peter Yoon

City Staff:

Kevin Riley
Carol Anne Painter
Doug Handerson
Jeff Pedersen
Julie Moloney
Lillie Ware

Meeting Objectives

- Identify policies to be included in the 2009-2014 Housing Element.
- Identify issues that should be translated into new policies or programs.
- Provide an opportunity for all Steering Committee members to continue discussions on the potential sites for new housing development.

Meeting Summary

I. Welcome and Announcements (Co-Chair McLeod)

II. Housing Policies and Programs (Julie Moloney, Committee)

Pursuant to the request of the Steering Committee, staff provided a comparison of the City of Santa Clara housing production achievements to other cities in the County.

Ms. Moloney explained the income levels and the percentage of units constructed compared to the total required. She focused on the City's accomplishments relative to other cities based on the similarities to Santa Clara.

Co-Chair McLeod led the discussion and evaluation of each policy with the Steering Committee members. Generally the Committee focused on:

- Consensus on using the word 'should' instead of 'shall'.
- Review of the alignment of policies and implementation measures.
- The degree of flexibility of policy language.
- More public review of individual projects.
- Change the theme of "Housing Affordability" to "Housing Support".
- The identification of different housing regulations under Housing Support.
- Under the theme of Housing Opportunities include educational programs, information on the benefits of higher density housing.
- Including policies to support returning veterans and the homeless.
- Housing opportunities and affordability for public employees.
- Defining higher densities relative to neighboring properties in order to be sensitive to the surrounding neighborhoods.
- Regional consistency in the allocation of RHNA and its implementation.
- Density, diversity of housing types, single story housing, protection of privacy, and neighborhood character.
- Defining qualitative statements such as "quality housing."
- Protecting the business community since services for residents are partially funded by sales tax from business.
- A concern about the compatibility between the existing neighborhoods and new mixed use development.

Further suggestions and/or comments were requested to be directed to City staff by Friday February 6, 2009 by e-mail.

III. Sites Inventory (Carol Anne Painter, Committee)

Not discussed

IV. Public Comments

Co-Chair McLeod invited members of the public to speak. Comments included:

- There should be earlier community input for proposed development. There should be details on what is considered compatible development.
- Historical properties should be listed in the General Plan. The criteria should also be included for what is considered locally significant.
- Height limits and setbacks should be measured as well as stories of buildings. With this the City should work on the preservation of the old growth trees.

- The jobs and housing information needs to be looked at differently. The current economic situation calls for a multi-year moratorium and re-evaluation of housing needs.

V. Conclusions and Next Steps

- Joint Planning Commission/City Council Meeting February 10, 2009 to discuss the Progressive Plan Concepts and Housing Element.
- March 2009 – Public Review
 - Submit DRAFT Housing Element for State Housing and Community Development and community for review.
- May and June 2009 – Planning Commission and City Council Hearings on DRAFT Housing Element.
- June 2009 – Submit proposed Housing Element to State Housing and Community Development.

VI. Adjournment