



Memorandum

TO: CITY COUNCIL

FROM: Mayor Sam Liccardo

SUBJECT: Opportunity Housing/SB9

DATE: December 13, 2021

Approved:

Date: 12/13/21

RECOMMENDATION

Accept staff recommendation and the memo from Peralez/Jimenez/Cohen/Esparza with the following addition:

1. For properties within the 12 historic districts in the City of San Jose and those listed on the city's historic inventory, allow "SB 9-type" housing projects with the following exceptions:
 - a. Explicitly disallow demolition of any contributing building or "individually significant" structure (25% demo of exterior walls allowed by SB9).
 - b. If a single structure in a historic district is split into two or more units, require that applicants follow the city's "Your Old House" historic design standards for historic structures and ensure that both exterior and interior changes will minimally impact the existing exterior structure (e.g. windows, doors, additions, and massing).
2. Ensure that implementation of SB9 for specific R-2 zoned properties with a structure built before 1950 moves forward once a clear, discretionary historic review process is in place.

BACKGROUND

We acknowledge the fine crafting done by staff to merge SB 9 with appropriate components from Opportunity Housing to apply throughout the City of San Jose. At the same time, we understand that many of our residential historic districts contain some of our City's most notable architectural structures and that our historic inventory is still incomplete. Many residents have a bad taste from previous conversions of homes that did not retain significant historic elements. While these conversions may create needed housing units, they can also be done in an architecturally sensitive manner based on our existing design standards for historic structures. We expect that the SB9 implementation will be sensitive to these resources and include meaningful engagement from our residents.