

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: November 6, 2017

COUNCIL DISTRICT: 3

SUBJECT: GP17-011. CITY-INITIATED GENERAL PLAN AMENDMENT TO REINSTATE THE DOWNTOWN CORE, TO MODIFY THE BOUNDARIES OF THE MIDTOWN SPECIFIC PLAN AND THE DOWNTOWN GROWTH AREA, AND TO UPDATE THE PLANNED GROWTH AREAS DIAGRAM TO REFLECT SUCH CHANGES.

GPT17-005. CITY-INITIATED GENERAL PLAN TEXT AMENDMENT TO ADD TEXT FROM THE ADOPTED DIRIDON STATION AREA PLAN FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT TO THE GENERAL PLAN.

RECOMMENDATION

The Planning Commission voted unanimously (7-0-0) to recommend that the City Council approve the General Plan Amendment and Text Amendment to reinstate the Downtown Core, to modify the boundaries of the Midtown Specific Plan and the Downtown Growth Area to address the overlap between the Growth Area boundaries, to update the Planned Growth Areas Diagram to reflect such changes, and to add text from the adopted Diridon Station Area Plan Final Program Environmental Impact Report (PEIR) to the General Plan.

OUTCOME

Should the City Council approve the General Plan Amendment and Text Amendment, the Envision San José 2040 General Plan would be amended to reflect the proposed modifications as detailed in the Planning Commission staff report (attached).

BACKGROUND

On October 11, 2017, the Planning Commission held a public hearing to consider the proposed General Plan Amendment and Text Amendment. The Director of Planning, Building and Code

HONORABLE MAYOR AND CITY COUNCIL

November 6, 2017

Subject: File No. GPT17-005/GP17-011

Page 2

Enforcement recommended approval of the General Plan Amendment and Text Amendment. The item was on the consent calendar and was approved by the Planning Commission with no discussion.

ANALYSIS

For a complete analysis, please see the Planning Commission staff report (attached).

EVALUATION AND FOLLOW UP

If the General Plan Amendment and Text Amendment are approved, the Envision San José 2040 General Plan will be modified to reflect the revisions detailed in the Planning Commission staff report.

PUBLIC OUTREACH

Staff followed Council Policy 6-30: Public Outreach Policy. A notice of the public hearing was published in the San Jose Post Record and on the City's website. The staff report is also posted on the City's website and staff has been available to respond to questions from the public.

COORDINATION

Preparation of this memorandum has been coordinated with the City Attorney's Office.

CEQA

Pursuant to Section 15168 of the CEQA Guidelines, the City of San José has determined that the proposed General Plan Amendment and Text Amendment is within the scope of the Final Program EIR for the Envision San José 2040 General Plan and Supplemental EIR to the Envision San Jose 2040 General Plan EIR, and Addenda thereto for which findings were adopted by City Council Resolution Nos. 76041 and 77617 respectively, that adequately describe the activity for the purposes of CEQA.

/s/

ROSALYNN HUGHEY, SECRETARY
Planning Commission

For questions please contact Michael Brilliot, Division Manager, at 408-535-7831.

Attachment: Planning Commission Staff Report



PLANNING COMMISSION STAFF REPORT

File No.	GP17-011 / GPT17-005
Applicant	City-initiated
Location	Citywide
Council District	Citywide
CEQA	Determination of Consistency with the Diridon Station Area Plan Final Program Environmental Impact Report (Resolution No. 77096); the Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution No. 72767); the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 77617); and Addenda thereto.

APPLICATION SUMMARY:

1. **GP17-011:** A City-initiated General Plan Amendment to reinstate the Downtown Core, to modify the boundaries of the Midtown Specific Plan and the Downtown Growth Area to address the overlap between the Growth Area boundaries, and to update the Planned Growth Areas Diagram to reflect such changes.
2. **GPT17-005:** A City-initiated General Plan Text Amendment to add text from the adopted Diridon Station Area Plan Final Program Environmental Impact Report (PEIR) to the General Plan.

RECOMMENDATION:

1. Consider the Determination of Consistency with the Diridon Station Area Plan Final Program Environmental Impact Report (Resolution No. 77096), and Addenda thereto; the Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution NO. 72767); the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 77617), and Addenda thereto.
2. Recommend that the City Council adopt a resolution approving the General Plan Amendment and General Plan Text Amendment to reinstate the Downtown Core and modify the boundaries of the Midtown Specific Plan and the Downtown Growth Area, and add text from the adopted Diridon Station Area Plan Final Program Environmental Impact Report (PEIR) to the General Plan.

PROJECT DESCRIPTION

General Plan Text Amendments

The proposed General Plan Text Amendment will modify Chapter 1 and Appendix 5 of the General Plan to include proposed text amendments from the Diridon Station Final PEIR that addressed modifications to the Downtown, Downtown Transit Employment Center, the Diridon Station Area Urban Village, and the Midtown Specific Plan Growth Area boundaries. The proposed text amendments are included in strikethrough/underline format in Attachments A and B.

Note that the changes to Appendix 5 (Attachment B) associated within this General Plan Text Amendment (File No. GPT17-005) incorporate and are dependent upon the changes proposed in GPT17-003. In the event that Council does not approve the changes to Appendix 5 with File No. GPT17-003, then staff will need to change Appendix 5 accordingly if File No. GPT17-005 is approved.

Text Reference:

Envision San José 2040 General Plan, Chapter 1 “Envision San José 2040,” pages 26, 50; Appendix 5, Planned Job Capacity and Housing Growth Areas by Horizon table.

General Plan Amendments

The proposed General Plan Amendments, as shown in Figures 1 and 2, will include modifications to the General Plan Planned Growth Areas Diagram to reflect the text amendments described above.

Site Location:

The General Plan Amendment and Text Amendment are applicable to all new development within the Diridon Station Area Plan, the Midtown Specific Plan, and the Downtown Growth Area boundaries.

ANALYSIS

The Diridon Station Area Plan (DSAP) and the Diridon Station Area Plan Final Program Environmental Impact Report (PEIR) were adopted by City Council on June 17, 2014. The Final PEIR listed several General Plan text and land use amendments that were inadvertently not included within the final resolution approved by City Council. In order to address this omission, staff has included the identified General Plan text and land use amendments within this proposal. The text amendments address the following:

- Reinstating the Downtown Core and establishing two Growth Areas within its boundary: the Downtown Growth Area and the Diridon Station Area Urban Village;
- Modifications to the Midtown Specific Plan boundaries to address the overlap between the Midtown Specific Plan area and the Diridon Station Area Urban Village;
- Modifications to Appendix 5 to update the planned job capacity and planned housing yield for Downtown, the Diridon Station Area Urban Village, and Midtown to reflect the changes to their boundaries; and
- Updates to the Planned Growth Areas Diagram to reflect the modified Growth Area boundaries and include the Diridon Station Area Urban Village.

The PEIR proposed the above amendments to the General Plan in order to provide clarity regarding the boundaries of the Growth Areas surrounding the DSAP and their job and housing capacities.

While the DSAP did not add additional capacity to the General Plan, the DSAP withdrew job and housing capacity from the Downtown, the Midtown Specific Plan, and the Downtown Transit Employment Center Growth Areas. The DSAP job and housing capacity is clarified in the proposed revisions to Appendix 5 (Planned Job Capacity and Housing Growth Areas by Horizon table).

The proposed updates to the Planned Growth Areas Diagram reflect the General Plan Text Amendments by clarifying and removing areas of overlap between the Growth Area boundaries as shown in Figures 1 and 2 below. Because the proposed amendments were never included in the approved Resolution for the DSAP, the existing General Plan Planned Growth Areas Diagram shows the Diridon Station Area Urban Village overlapping the Downtown Growth Area, the Downtown Transit Employment Center, and the Midtown Specific Plan area (see Figure 1). The proposed General Plan Amendment will eliminate this overlap by designating all properties within the Diridon Station Area Urban Village to be included *only* within its boundary, and not within the other Growth Areas.

This Amendment splits the Midtown Specific Plan area into two separate areas, and reinstates the Downtown Core in order to clarify that the Downtown Transit Employment Center, the Downtown Growth Area, and most of the Diridon Station Area Urban Village all fall within the Downtown boundary (see Figure 2). Additionally, the Downtown Growth Area boundary is proposed to be slightly expanded within the thin leftover sliver of the Downtown Transit Employment Center between New Autumn Street and the Guadalupe River created from the Diridon Station Area Urban Village boundary. None of the above proposed boundary changes require modifications to General Plan land use designations for any properties within the Growth Area boundaries.

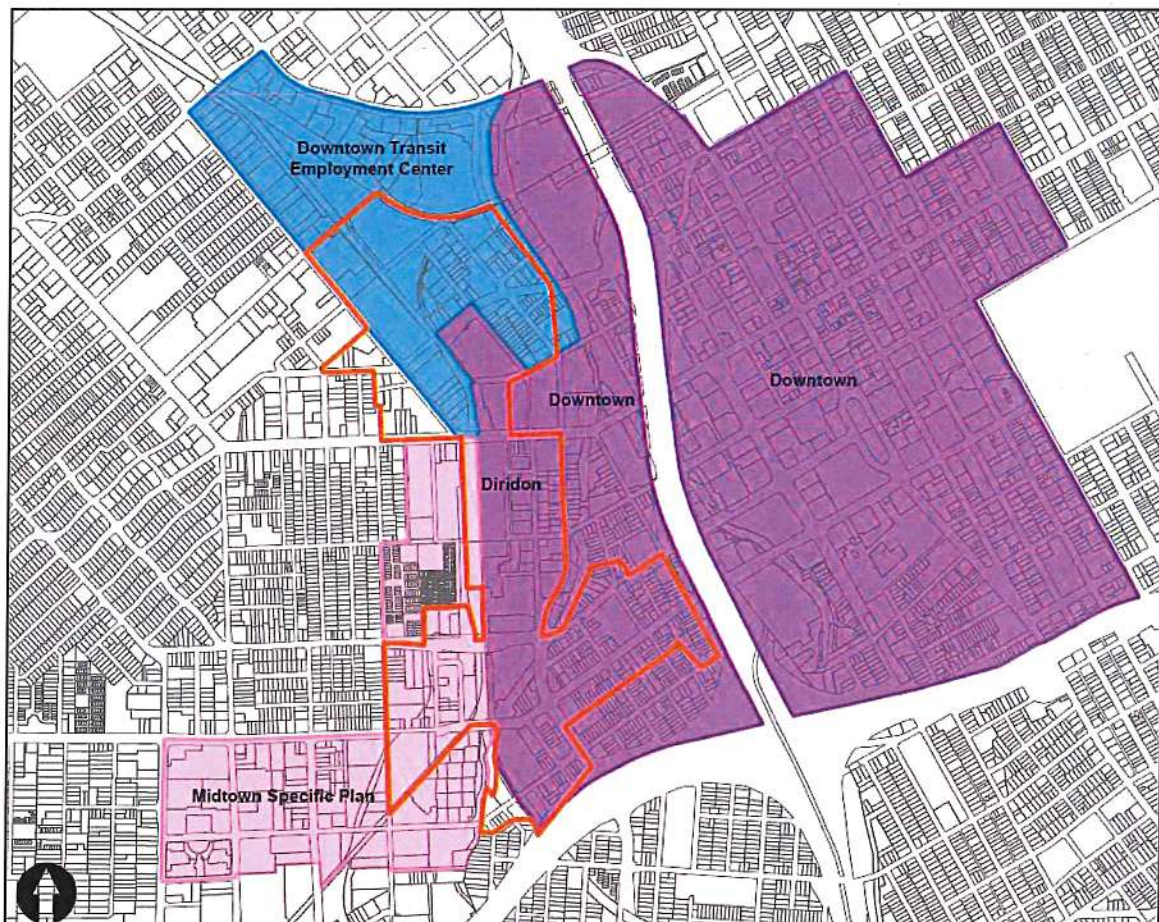


Figure 1. Existing General Plan Growth Areas

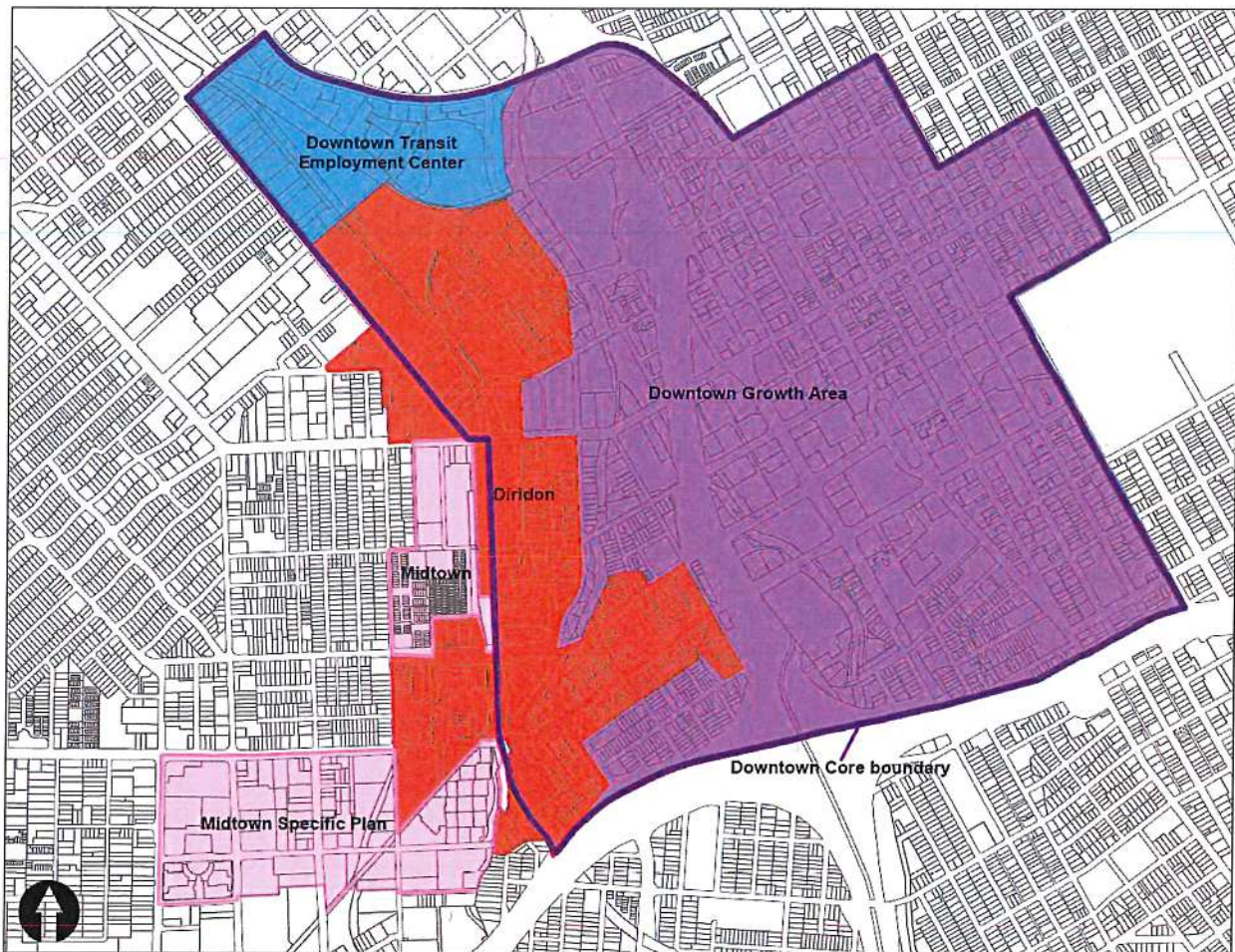


Figure 2. Proposed General Plan Growth Areas

Envision San José 2040 General Plan Conformance

The proposed modifications are **consistent** with the General Plan as they are not proposing to change the General Plan's growth capacity or implementation strategy. The proposed amendments incorporate revisions that were inadvertently omitted in the resolution approving the DSAP and provide clarity for the Diridon Station Area Plan's growth capacity and boundary.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed General Plan Text Amendment does not include any construction, demolition, or other activity that has the potential to negatively impact the environment. Pursuant to Section 15168 of the CEQA Guidelines, the City of San José has determined that this activity is within the scope of the approved Diridon Station Area Plan Final Program Environmental Impact Report and Addenda thereto, for which findings were adopted by City Council Resolution Nos. 77096, the Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution No. 72767), the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 77617); and Addenda thereto, that adequately describe the activity for the purposes of CEQA.

PUBLIC HEARING NOTIFICATION

Staff followed Council Policy 6-30: Public Outreach Policy. A notice of the public hearing was published in the San Jose Post Record and on the City's website. The staff report is also posted on the City's website and staff has been available to respond to questions from the public.

Project Manager: Kimberly Vacca

Approved by:



, Planning Official for Rosalynn Hughey,
Interim Planning Director

Date:

10/4/17

Attachments:

Attachment A – Strikethrough/Underline of Proposed General Plan Text Amendments

Attachment B – Appendix 5 Modifications

Attachment C – Updated Planned Growth Areas Diagram

Attachment D – Draft Resolution

ATTACHMENT A
STRIKETHROUGH/UNDERLINE OF PROPOSED GENERAL PLAN TEXT
AMENDMENTS

Chapter 1, page 26

Downtown

The *Envision San José 2040 General Plan* reinforces the importance of San José's Downtown as the physical and symbolic center of the City. Planned growth capacity and the General Plan policies are intended to further support the growth and maturation of the Downtown as a great place to live, work or visit. ~~The *Envision San José 2040 General Plan* maintains and augments the City's *Downtown Strategy 2000* to support regional transit use, continue the development of the Downtown as a regional job center and to support continued development of high-rise development within the Downtown area.~~

~~The boundaries for the Downtown Growth Area (also referred to as the "Downtown Area" and historically as the "Downtown Core") are defined on the Planned Growth Areas Diagram. The Downtown Growth Area is bounded by Julian Street, North 4th Street, East St. John Street, 7th Street, East San Fernando Street, South 4th Street, Interstate 280, the Union Pacific Railroad line, Stockton Avenue, Taylor Street, and Coleman Avenue. The *Envision San José 2040 General Plan* maintains the Downtown Core (also referred to as the "Downtown Zoning Area") and establishes two separate growth areas: the Downtown Growth Area and Diridon Station Area Urban Village. As shown on the Planned Growth Areas Diagram, the Downtown Core includes most of the Diridon Station Area Urban Village, while the Downtown Growth Area covers the remainder of the Core.~~

~~The *Envision San José 2040 General Plan* maintains and augments the City's *Downtown Strategy 2000* to support high-rise development in the Downtown Growth Area. The *Diridon Station Area Plan* guides land use development in the Diridon Station Area Urban Village.~~

Ambitious job and housing growth capacity is planned for the two growth areas covering Downtown ~~and supported by *Downtown Strategy 2000*~~. This growth capacity is important to achieve multiple City goals, including support for regional transit systems and for the development of Downtown as a regional job center. It also helps to advance all elements of the General Plan Vision.

Chapter 1, page 50

Midtown Specific Plan (1992)

Like Jackson-Taylor, the Midtown Specific Plan directs the conversion of an aging industrial area to a vibrant mixed use community oriented to transit and designed for the pedestrian. Located just west of Downtown and south of the San José Arena, this 210-acre area was planned for close to 3,000 high density housing units, parks, employment opportunities, neighborhood-serving commercial uses, some industrial activities, and close community connections with the San José Diridon Caltrain/Amtrak station and planned light rail stations. Since its adoption, the portion of Midtown directly west of the Diridon Station has been largely built out, as planned,

with new high-density housing, mixed-use development, and a public park. With adoption of the Diridon Station Area Plan, the eastern boundary of the Midtown Specific Plan between San Carlos and Santa Clara Streets was shifted west to the railroad tracks. The area previously within the Midtown Specific Plan became integrated into the adopted Diridon Station Area Urban Village. The Midtown Specific Plan now primarily provides direction for development south of West San Carlos Street, which is planned for industrial and commercial uses, as well as high-density transit residential uses on identified properties.

Appendix 5 Text Amendments

	Acres	CAPACITY		TRACKING				
		Planned Job Capacity	Planned Housing Yield (DU)	Base	Planned DU Growth Capacity for Urban Villages by Horizon (Timeframe)			NSJ ADP
				<i>Already Entitled</i>	<i>Horizon 1</i>	<i>Horizon 2</i>	<i>Horizon 3</i>	<i>Phases 2-4</i>
Total Plan Growth Capacity		382,000	120,000	32,610 35,633	12,791 12,004	24,191	24,626	23,546
Downtown								
Downtown (v)	938 688	48,500 25,816	40,360 8,450	6,900	3,460 1,550			
<u>Diridon Station Area Urban Village *</u>	250	22,843	2,710	1,433	1,277			
Downtown Sub-Total		48,500 48,659	40,360 11,160	4,938 8,333	3,460 2,827			
<u>Downtown Core*</u>		48,500	10,360					
Specific Plan Areas								
Communications Hill Specific Plan	942	1,700	2,775	2,775				
Jackson-Taylor Residential Strategy	109	100	1,190	656	534			
Martha Gardens Specific Plan	145	0	1,760		1,760			
Midtown Specific Plan	219 125	1,000 841	1,600 800	646 0	954 800			
Tamien Station Area Specific Plan	149	600	1,060	169	891			
Alviso Master Plan (v)	10,730	18,700	70		70			
Evergreen Specific Plan (not including V55)	879	0	25	25				
Specific Plan Sub-Total		22,400 21,941	8,480 7,680	-4,274 3,625	4,209 4,055			

Notes:

*The Downtown Core includes the Downtown Growth Area, the Downtown Transit Employment Center, and the portion of the Diridon Station Area Urban Village east of Stockton Avenue and the Caltrain railroad tracks south of West Santa Clara Street.

DU = Dwelling Units (Occupied and Vacant)

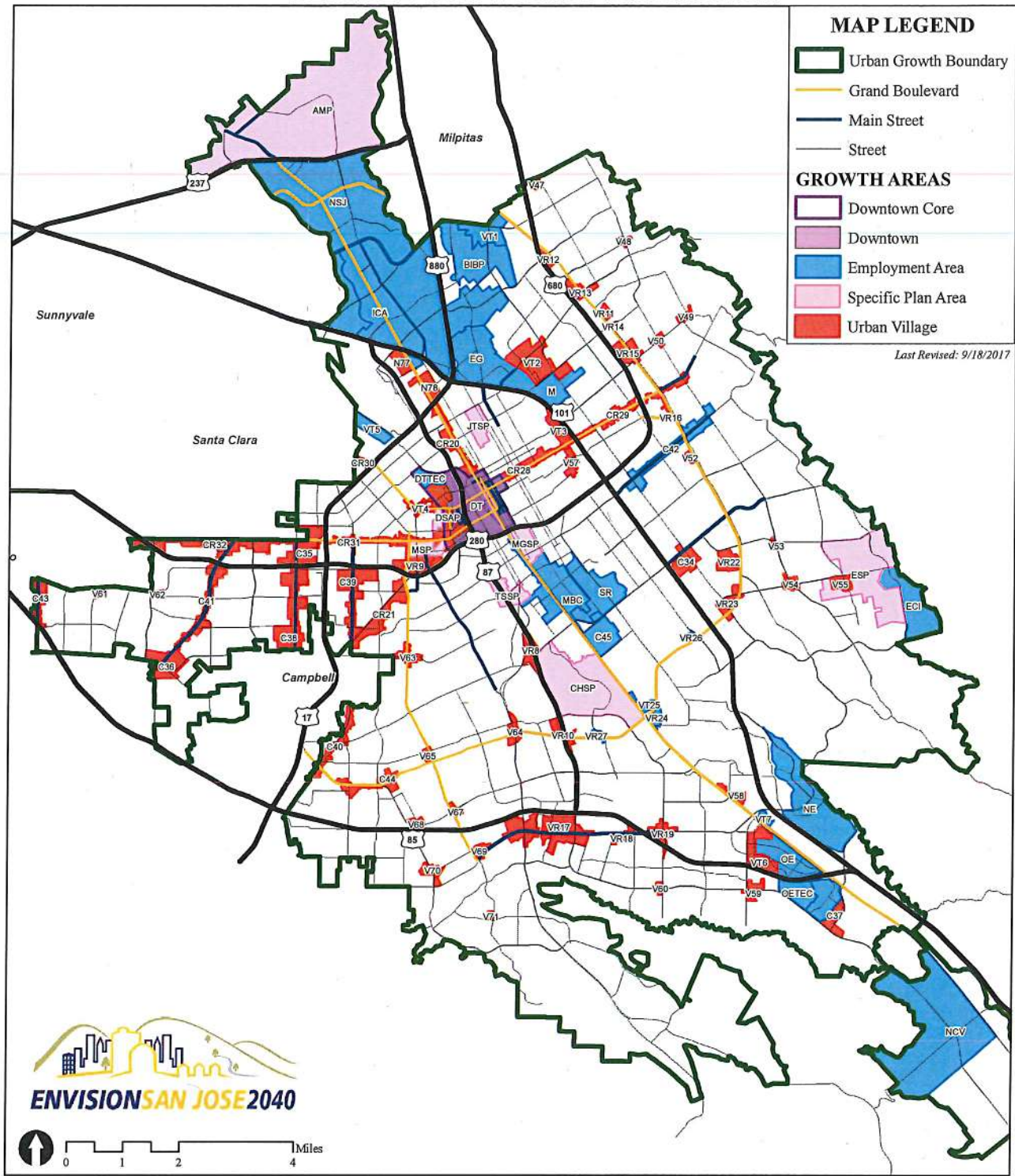
Planned Housing Yield (DU) = The number of new dwelling units which would be produced within the identified growth area through redevelopment of the planned Mixed-Use Residential land areas at the anticipated density (DU/AC)

Projected DU Growth by Horizon (Timeframe) = The planned number of new dwelling units within each growth area based upon the availability of Housing Growth Areas designated on the General Plan Land Use Diagram being made available in phases over time.

Base - Existing entitled residential units (Citywide) plus the capacity for new residential units planned within Specific Plan areas.

General Plan projected capacity. These lands are identified in the Vacant Land Inventory most recently updated by the City in 2007. Growth Areas that incorporate Vacant Land capacity are indicated with a (v).

ENVISION SAN JOSE 2040 GENERAL PLAN PLANNED GROWTH AREAS DIAGRAM



- Downtown**
 DT = Downtown
 DTTEC = Downtown Transit Employment Center
 DSAP = Diridon Station Area Urban Village
- Specific Plan Areas**
 AMP = Alviso (Master Plan)
 CHSP = Communications Hill
 ESP = Evergreen Specific Plan
 JTSP = Jackson-Taylor (Residential Strategy)
 MGSP = Martha Gardens
 MSP = Midtown
 TSAP = Tamien Station Area
- Employment Area**
 BIBP = Berryessa International Business Park
 ECI = Evergreen Campus Industrial
 EG = East Gish
 ICA = Industrial Core Area
 M = Mabury
 MBC = Monterey Business Corridor
 NCV = North Coyote Valley
 NE = New Edenvale
 NSJ = North San José
 OE = Old Edenvale
 OETEC = Old Edenvale Transit Employment Center
 SR = Senter Road

- Employment Areas (cont.)**
 C42 = Story Road
 C45 = County Fairgrounds
- VR16 = S. Capitol Av/Capitol Ex
 VR24 = Monterey Hwy/Senter Rd
 VR26 = E. Capitol Ex/McLaughlin Av
 VR27 = W. Capitol Ex/Vistapark Dr
- VT1 = Lundy/Milpitas BART
 VT5 = Santa Clara/Airport West (FMC)
 VT7 = Blossom Hill Rd/Monterey Rd
 VT25 = W. Capitol Ex/Vistapark Dr
- Urban Villages**
 C34 = Tully Rd/S. King Rd
 C35 = Valley Fair/Santana Row
 C36 = Paseo de Saratoga
 C37 = Santa Teresa Bl/Bernal Rd
 C38 = Winchester Bl
 C39 = S. Bascom Av (North)
 C40 = S. Bascom Av (South)
 C41 = Saratoga Av
 C43 = S. De Anza Bl
 C44 = Camden Av/Hillsdale Av

- Urban Villages (cont.)**
 CR20 = N. 1st St
 CR21 = Southwest Ex
 CR28 = E. Santa Clara St
 CR29 = Alum Rock Av
 CR30 = The Alameda (West)
 CR31 = W. San Carlos St
 CR32 = Stevens Creek Bl
- N77 = Rincon South 1
 N78 = Rincon South 2
- V47 = Landess Av/Morrill Av
 V48 = Piedmont Rd/Sierra Rd
 V49 = McKee Rd/Tayon Av
 V50 = McKee Rd/White Rd
 V52 = E. Capitol Ex/Foxdale Dr
 V53 = Quimby Rd/S. White Rd
 V54 = Aborn Rd/San Felipe Rd
 V55 = Evergreen Village
 V57 = S. 24th St/William Ct
 V58 = Monterey Rd/Chynoweth Av
 V59 = Santa Teresa Bl/Cottle Rd
 V60 = Santa Teresa Bl/Snell Av
 V61 = Bollinger Rd/Miller Av
 V62 = Bollinger Rd/Lawrence Ex
 V63 = Hamilton Av/Meridian Av

- Urban Villages (cont.)**
 V64 = Almaden Ex/Hillsdale Av
 V65 = Foxworthy Av/Meridian Av
 V67 = Branham Ln/Meridian Av
 V68 = Camden Av/Branham Ln
 V69 = Kooser Rd/Meridian Av
 V70 = Camden Av/Kooser Rd
 V71 = Meridian Av/Redmond Av
- VR8 = Curtner Light Rail/Caltrain
 VR9 = Race St Light Rail
 VR10 = Capitol Ex/Hy 87 Light Rail
 VR11 = Penitencia Creek Light Rail
 VR12 = N. Capitol Av/Holetter Rd
 VR13 = N. Capitol Av/Berryessa Rd
 VR14 = N. Capitol Av/Mabury Rd
 VR15 = N. Capitol Av/McKee Rd
 VR17 = Oakridge Mall and Vicinity
 VR18 = Blossom Hill Rd/Cahalan Av
 VR19 = Blossom Hill Rd/Snell Av
 VR22 = Arcadia/Eastridge
 VR23 = E. Capitol Ex/Silver Creek Rd
- VT2 = Berryessa BART
 VT3 = Five Wounds BART
 VT4 = The Alameda (East)
 VT6 = Blossom Hill Rd/Hitachi

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE AMENDING THE ENVISION SAN JOSE 2040 GENERAL PLAN PURSUANT TO TITLE 18 OF THE SAN JOSE MUNICIPAL CODE TO REINSTATE THE DOWNTOWN CORE AND MODIFY THE BOUNDARIES OF THE MIDTOWN SPECIFIC PLAN AND DOWNTOWN GROWTH AREA

Fall 2017 General Plan Amendment Cycle (Cycle 3)

GP17-011/GPT17-005

WHEREAS, the City Council is authorized by Title 18 of the San Jose Municipal Code and state law to adopt and, from time to time, amend the General Plan governing the physical development of the City of San Jose; and

WHEREAS, on November 1, 2011, the City Council adopted the General Plan entitled, "Envision San Jose 2040 General Plan, San Jose, California" by Resolution No. 76042, which General Plan has been amended from time to time (hereinafter the "General Plan"); and

WHEREAS, in accordance with Title 18 of the San Jose Municipal Code, all general and specific plan amendment proposals are referred to the Planning Commission of the City of San Jose for review and recommendation prior to City Council consideration of the amendments; and

WHEREAS, on October 11, 2017, the Planning Commission held a public hearing to consider the proposed amendment and text amendment to the General Plan pertaining to reinstate the Downtown Core, modify the boundaries of the Midtown Specific Plan and the Downtown Growth Area, and to add text from the adopted Diridon Station Area Plan

Final Program Environmental Impact Report to the General Plan, File Nos. GP17-011 and GPT17-005, specified in Exhibit "A" hereto (collectively "General Plan Amendment"), at which hearing interested persons were given the opportunity to appear and present their views with respect to said proposed amendment; and

WHEREAS, at the conclusion of the public hearing, the Planning Commission transmitted its recommendations to the City Council on the proposed General Plan Amendment; and

WHEREAS, on November 14, 2017, the Council held a duly noticed public hearing; and

WHEREAS, a copy of the proposed General Plan Amendment is on file in the office of the Director of Planning, Building and Code Enforcement of the City, with copies submitted to the City Council for its consideration; and

WHEREAS, pursuant to Title 18 of the San Jose Municipal Code, public notice was given that on November 14, 2017 at 6:00 p.m. in the Council Chambers at City Hall, 200 East Santa Clara Street, San Jose, California, the Council would hold a public hearing where interested persons could appear, be heard, and present their views with respect to the proposed General Plan Amendment (Exhibit "A"); and

WHEREAS, prior to making its determination on the General Plan Amendment, the Council reviewed and considered the Determination of Consistency with the Diridon Station Area Plan Final Program Environmental Impact Report (certified by Resolution No. 77096), and addenda thereto, the Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution No. 72767), the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution NO. 76041) and Supplemental Environmental Impact Report to the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 77617), and Addenda thereto; and

WHEREAS, the Council is the decision-making body for the proposed General Plan Amendment and Text Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE AS FOLLOWS:

SECTION 1. The Council's determinations regarding General Plan Amendment File Nos. GP17-011 and GPT17-005 are hereby specified and set forth in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2. This Resolution shall take effect thirty (30) days following the adoption of this Resolution.

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RD:VMT:JMD
9/21/2017

ADOPTED this _____ day of _____, 20__, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

RD:VMT:JMD
9/21/2017

STATE OF CALIFORNIA)
) ss
COUNTY OF SANTA CLARA)

I hereby certify that the amendments to the San Jose General Plan specified in the attached Exhibit A were adopted by the City Council of the City of San Jose on _____, as stated in its Resolution No. _____.

Dated: _____

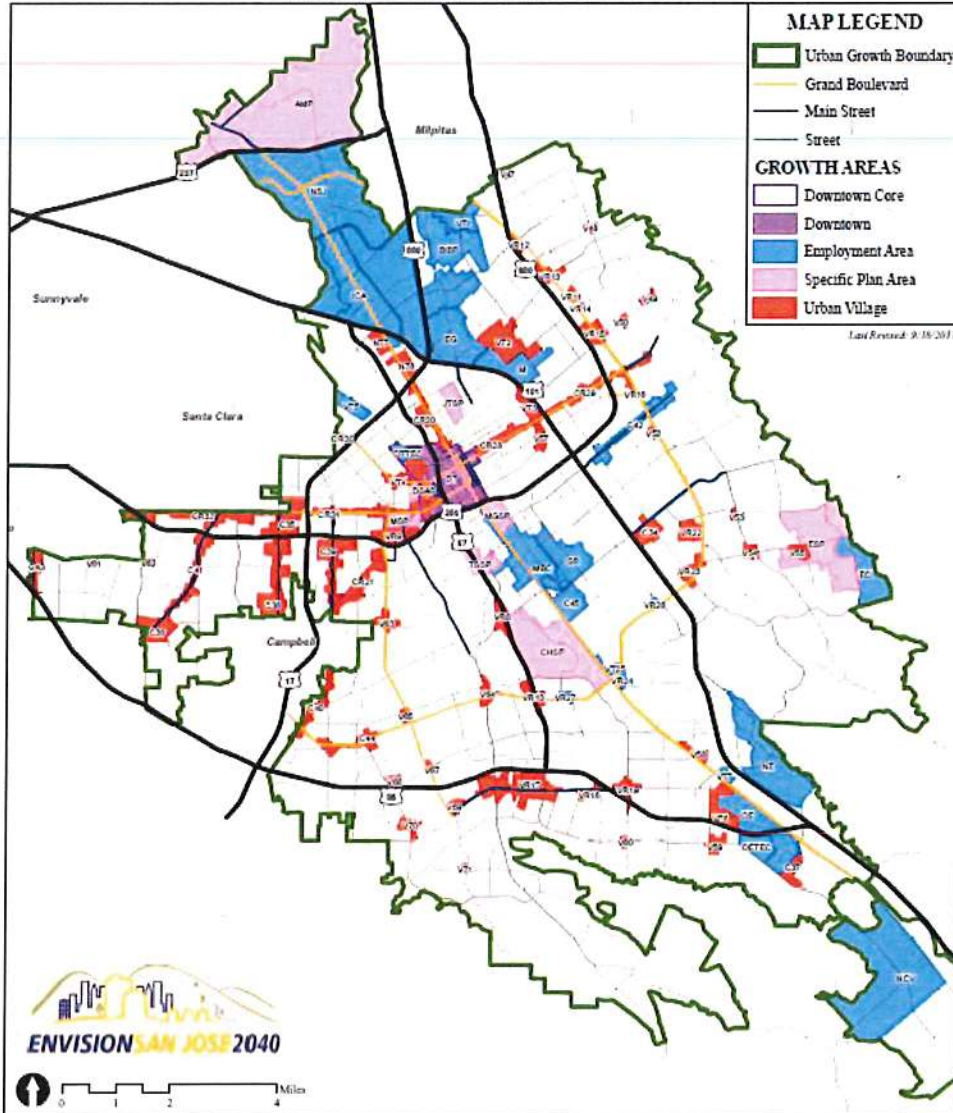
TONI J. TABER, CMC
City Clerk

EXHIBIT "A"

General Plan Amendment

File No. GP17-011. A General Plan Amendment to reinstate the Downtown Core as defined by the Zoning Code, to modify the boundaries of the Midtown Specific Plan and the Downtown Growth Area to address the overlap between the Growth Area boundaries, and to update the Planned Growth Areas Diagram to reflect such changes, to be shown as follows:

ENVISION SAN JOSE 2040 GENERAL PLAN PLANNED GROWTH AREAS DIAGRAM



<p>Downtown</p> <p>DT1 - Downtown DT1A - Downtown Transit Employment Center DT2A - Downtown Station Area Urban Village</p> <p>Specific Plan Areas</p> <p>AMP - Alameda (Master Plan) CISP - Computational-Intensive Hill EISP - Evergreen Specific Plan JTSF - Jackson-Layne (Junction Streets) MUPD - Martha Gardens MSF - Millerton TSSP - Tamien Station Area</p> <p>Employment Area</p> <p>HIIP - International Innovation Park ECL - Evergreen Campus Industrial EC - East Club ICA - Industrial Core Area M - Mahony MBC - Monterey Business Corridor NCV - North Coyote Valley NI - New Idria NSJ - North San Jose OD - Old Idria GELIC - Old Idria/Elmer Employment Center SR - Santa Road</p>	<p>Employment Areas (cont.)</p> <p>C42 - Story Road C45 - County Fairgrounds VE16 - S. Capitol Ave/Capitol Ex VE24 - Monterey Hwy/Santa Rd VE25 - E. Capitol Ex/McLaughlin Av VE27 - W. Capitol Ex/Vanwagon Dr VE11 - Lundy Milpitas I&RT VE5 - Santa Clara Airport West (I/MC) VE7 - Hamilton Hill Rd/Monterey Rd VE23 - W. Caproni Ex/Vanwagon Dr</p> <p>Urban Villages</p> <p>C26 - Faby B&S King Rd C28 - Valley Fair/Barnes How C36 - Pomeroy/Santa C37 - Santa Teresa St/Normal St C38 - Washington St C40 - S. Bascom Av (North) C41 - S. Bascom Av (South) C41 - Saratoga Av C43 - S. De Anza St C44 - Cambrian Av/Almaden Av</p>	<p>Urban Villages (cont.)</p> <p>CR20 - N. 1st St CR21 - Ironwood Ex CR22 - E. Santa Clara St CR29 - Alvarado Ex CR30 - The Alameda (West) CR31 - W. San Carlos St CR32 - Stevens Creek Hill N77 - Rincón South 1 N78 - Rincón South 2 V47 - Lindero Av/Merrill Av V48 - Piedmont Rd/Santa Rd V49 - McKee Rd/Tony Av V50 - McKee Rd/White Rd V52 - E. Capitol Ex/Rivdale Dr V53 - Quincey Rd/S. White Rd V54 - Alvarado Ex/Santa Rd V55 - Evergreen Village V57 - S. 20th St/William Ex V58 - Monterey Rd/Chynoweth Av V59 - Santa Teresa St/Cottle Rd V60 - Santa Teresa St/Smith Av V61 - Hollinger Rd/Miller Av V62 - Hollinger Rd/Lawrence Ex V63 - Hamilton Av/Meridian Av</p>	<p>Urban Villages (cont.)</p> <p>V64 - Alvarado Ex/Hilldale Av V65 - Foxworthy Av/Meridian Av V66 - Ironwood Ex/Meridian Av V68 - Cambrian Ex/Huffman Ex V69 - Koser Rd/Meridian Av V70 - Cambrian Av/Koser Rd V71 - Meridian Av/Redwood Av V68 - Corner Light Rail/Culbert V69 - Race St Light Rail V610 - Capitol Ex/By Light Rail V611 - International Center Light Rail V612 - N. Caproni Ex/Huffman Rd V613 - N. Caproni Ex/Huffman Rd V614 - N. Caproni Ex/Mahony Rd V615 - N. Caproni Ex/McKee Rd V617 - Oakridge Mall and Victoria V618 - Hamilton Hill Education Av V619 - Hamilton Hill Education Av V622 - Ardenia Eastridge V623 - E. Capitol Ex/Silver Creek Rd V72 - Evergreen I&RT V73 - Five Wounds I&RT V74 - The Alameda (East) V76 - Blossom Hill Rd/Hiway</p>
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Council Agenda: 11-14-2017
Item No.: _____
DRAFT – Contact the Office of the City Clerk at (408)535-1260 or CityClerk@sanjoseca.gov for final document.

Council District: 3 and 6. CEQA: Determination of Consistency with the Diridon Station Area Plan Final Program Environmental Impact Report (Resolution No. 77096); the Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution No. 72767); the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 77617); and Addenda thereto.

File No. GPT17-005. A General Plan Text Amendment to add text from the Diridon Station Area Plan Final Program Environmental Impact Report to the General Plan, as follows:

1. Chapter 1, entitled “Envision San José 2040,” section “Downtown” is hereby amended in its entirety to read as follows:

“The Envision San José 2040 General Plan reinforces the importance of San José’s Downtown as the physical and symbolic center of the City. Planned growth capacity and the General Plan policies are intended to further support the growth and maturation of the Downtown as a great place to live, work or visit.

The Envision San José 2040 General Plan maintains the Downtown Core (also referred to as the “Downtown Zoning Area”) and establishes two separate growth areas: the Downtown Growth Area and Diridon Station Area Urban Village. As shown on the Planned Growth Areas Diagram, the Downtown Core includes most of the Diridon Station Area Urban Village, while the Downtown Growth Area covers the remainder of the Core.

The Envision San José 2040 General Plan maintains and augments the City’s Downtown Strategy 2000 to support high-rise development in the Downtown Growth Area. The Diridon Station Area Plan guides land use development in the Diridon Station Area Urban Village.

Ambitious job and housing growth capacity is planned for the two growth areas covering Downtown. This growth capacity is important to achieve multiple City goals, including support for regional transit systems and for the development of Downtown as a regional job center. It also helps to advance all elements of the General Plan Vision.”

2. Chapter 1, entitled “Envision San José 2040,” section “Midtown Specific Plan (1992)” is hereby amended in its entirety to read as follows:

“Like Jackson-Taylor, the Midtown Specific Plan directs the conversion of an aging industrial area to a vibrant mixed use community oriented to transit and designed for the pedestrian. Located just west of Downtown and south of the San José Arena, this 210-acre area was planned for close to 3,000 high density housing units, parks, employment opportunities, neighborhood-serving commercial uses, some industrial activities, and close community connections with the San José Diridon Caltrain/Amtrak station and planned light rail stations. Since its adoption, the portion of Midtown directly west of the Diridon Station has been largely built out, as planned, with new high-density housing, mixed-use development, and a public park. With adoption of the Diridon Station Area Plan, the eastern boundary of the Midtown Specific Plan between San Carlos and Santa Clara Streets was shifted west to the railroad tracks. The area previously within the Midtown Specific Plan became integrated into the adopted Diridon Station Area Urban Village. The Midtown Specific Plan now primarily provides direction for development south of West San Carlos Street, which is planned for industrial and commercial uses, as well as high-density transit residential uses on identified properties.”

3. Amend Appendix 5 “Growth Areas Planned Capacity by Horizon” “Planned Job Capacity and Housing Growth Areas by Horizon (3 Horizons)” table to read as follows:

Planned Job Capacity and Housing Growth Areas by Horizon (3 Horizons) 751,450 Jobs and 429,350 Dwelling Units; 1.1 J/ER Existing 2008 Development: 369,450 Jobs & 309,350 DU Growth Above Existing: 382,000 Jobs & 120,000 DU								
	Acres	CAPACITY		TRACKING				NSJ ADP
		Planned Job Capacity	Planned Housing Yield (DU)	Base	Planned DU Growth Capacity for Urban Villages by Horizon (Timeframe)			
				Already Entitled	Horizon 1	Horizon 2	Horizon 3	Phases 2-4
Total Plan Growth Capacity		382,000	120,000	35,633	12,004	24,191	24,626	23,546
Downtown								
Downtown (v)	688	25,816	8,450	6,900	1,550			
Diridon Station Area Urban Village*	250	22,843	2,710	1,433	1,277			
Downtown Sub-Total		48,659	11,160	8,333	2,827			
Downtown Core*		48,500	10,360					

Specific Plan Areas							
Communications Hill Specific Plan	942	1,700	2,775	2,775			
Jackson-Taylor Residential Strategy	109	100	1,190	656	534		
Martha Gardens Specific Plan	145	0	1,760		1760		
Midtown Specific Plan	125	841	800	0	800		
Tamien Station Area Specific Plan	149	600	1,060	169	891		
Alviso Master Plan (v)	10,730	18,700	70		70		
Evergreen Specific Plan (not including V55)	879	0	25	25			
Specific Plan Sub-Total		21,941	7,680	3,625	4,055		
Employment Land Areas							
Monterey Business Corridor (v)	453	1,095	0				
New Edenvale	735	10,000	0				
Old Edenvale Area (Bernal)	474	15,000	780	780			
North Coyote Valley	1,722	45,000	0				
Evergreen Campus Industrial Area	368	10,000	0				
North San José (including Rincon South)	4,382	100,000	32,640	9,094			23,546
VT1 - Lundy / Milpitas BART	167	28,400	0				
Berryessa / International Business Park (v)	497	4,583	0				
Mabury (v)	290	2,265	0				
East Gish (v)	495	2,300	0				
Senter Road (v)	361	2,275	0				
VT5 - Santa Clara / Airport West (FMC)	94	1,600	0				
VT7 - Blossom Hill / Monterey Rd	24	1,940	0				
VT25 - W. Capitol Expy / Monterey Rd	35	100	0				
VR16 - S. Capitol Av / Capitol Expy	2	100	0				
VR24 - Monterey Hwy / Senter Rd	35	100	0				
VR26 - E. Capitol Expy / McLaughlin Dr	16	100	0				
VR27 - W. Capitol Expy / Vistapark Dr	15	100	0				
C42 - Story Rd (v)	223	1,823	0				
C45 - County Fairgrounds	184	100	0				
Employment Land Sub-Total		226,881	33,420	9,874			23,546
Regional Transit Urban Villages							
VT2 - Berryessa BART / Berryessa Rd / Lundy Av (v)	270	22,100	4,814	3,884	930		
VT3 - Five Wounds BART	74	4,050	845			845	
VT4 - The Alameda (East)	46	1,610	411	177	234		
VT6 - Blossom Hill / Hitachi	142	0	2,930	2,930			
Regional Transit Villages Sub-Total		27,760	9,000	6,991	1,164	845	
Local Transit Urban Villages (Existing LRT)							
VR8 - Curtner Light Rail / Caltrain (v)	69	500	1,440			1,440	
VR9 - Race Street Light Rail (v)	123						

A (west of Sunol)		2,000	1,937	532		1,405	
B (Reed & Graham Site)		1,200	675			675	
VR10 - Capitol / 87 Light Rail (v)	56	750	1,195			1,195	
VR11 - Penitencia Creek Light Rail	24	0	920			920	
VR12 - N. Capitol Av / Hostetter Rd (v)	25	500	1,230			1,230	
VR13 - N. Capitol Av / Berryessa Rd (v)	54	1,000	1,465			1,465	
VR14 - N. Capitol Ave / Mabury Rd	5	100	700			700	
VR15 - N. Capitol Av / McKee Rd (v)	96	1,000	1,930	188		1,742	
VR17 - Oakridge Mall and Vicinity (v)	380						
A (Cambrian / Pioneer)		3,375	2,712			2,712	
B (Edenvale)		5,715	4,487			4,487	
VR18 - Blossom Hill Rd / Cahalan Av	30	500	600			600	
VR19 - Blossom Hill Rd / Snell Av	64	500	770	8		762	
CR20 - N. 1st Street	132	2,520	1,678	333		1,345	
CR21 - Southwest Expressway (v)	170	750	3,007	339		2,668	
Local Transit Villages (Existing LRT) Sub-Total		20,410	24,746	1,400		23,346	
Local Transit Urban Villages (Planned BRT/LRT)							
VR22 - Arcadia / Eastridge (potential) Light Rail (v)	78	1,150	250	250			
VR23 - E. Capitol Expy / Silver Creek Rd	73	450	1,000			1,000	
CR28 - E. Santa Clara Street							
A (West of 17th Street)	64	795	850	86		764	
B (Roosevelt Park)	51	605	650			650	
CR29 - Alum Rock Avenue							
A (Little Portugal)	18	100	310			310	
B (Alum Rock)	72	870	1,010	93		917	
C (East of 680)	61	650	1,175			1,175	
CR30 - The Alameda (West)	21	200	400			400	
CR31 - W. San Carlos Street							
A (East)	39	380	480			480	
B (Mid)	32	260	330	95		235	
C (West)	48	340	435	218		217	
CR32 - Stevens Creek Boulevard							
A (East)	75	1,500	1,300	8		1,292	
B (Mid)	116	2,000	1,750			1,750	
C (West)	78	1,000	810			810	
Local Transit Villages (Planned BRT/LRT) Sub-Total		10,300	10,750	750		3,573	6,427
Commercial Corridor & Center Urban Villages							
C34 - Tully Rd / S. King Rd	102	900	1,000			1,000	
C35 - Santana Row/Valley Fair and Vicinity (v)	185	8,500	2,635	725		1,910	
C36 - Paseo de Saratoga and Vicinity	174	1,500	2,500			2,500	
C37 - Santa Teresa Bl / Bernal Rd	75	850	524			524	
C38 - Winchester Boulevard	300	2,000	2,200	441		1,759	
C39 - S. Bascom Avenue (North)	215	1,000	1,560			1,560	

C40 - S. Bascom Avenue (South) (v)	117	500	805	74		731
C41 - Saratoga Avenue (v)	159	1,500	1,115	89		1,026
C43 - S. De Anza Boulevard (v)	84	2,140	845	45		800
C44 - Camden / Hillsdale Avenue	108	2,000	800			800
Commercial Corridor & Center Villages Sub-Total		20,890	13,984	1,374		12,610
Neighborhood Villages						
V47 - Landess Av / Morrill Av	16	100	270			270
V48 - Piedmont Rd / Sierra Rd	11	100	150			150
V49 - McKee Rd / Toyon Av	25	100	180			180
V50 - McKee Rd / White Rd (v)	19	100	168	7		161
V52 - E. Capitol Expy / Foxdale Dr	14	100	212			212
V53 - Quimby Rd / S. White Rd	19	100	225			225
V54 - Aborn Rd / San Felipe Rd	37	100	310			310
V55 - Evergreen Village	49	0	385		385	
V57 - S. 24th St / William Ct (v)	52	100	217	67		150
V58 - Monterey Rd / Chynoweth Rd	37	100	120			120
V59 - Santa Teresa Bl / Cottle Rd (v)	48	500	313			313
V60 - Santa Teresa Bl / Snell Av	11	100	140			140
V61 - Bollinger Rd / Miller Av	13	100	160			160
V62 - Bollinger Rd / Lawrence Expy	11	100	70			70
V63 - Hamilton Av / Meridian Av	53	500	710			710
V64 - Almaden Expy / Hillsdale Av	49	400	370			370
V65 - Foxworthy Av / Meridian Av	16	100	250	55		195
V67 - Branham Ln / Meridian Av	18	100	310			310
V68 - Camden Av / Branham Ln	21	200	450			450
V69 - Kooser Rd / Meridian Av	34	200	350			350
V70 - Camden Av / Kooser Rd (v)	49	100	623			623
V71 - Meridian Av / Redmond Av	10	100	120			120
Neighborhood Villages Sub-Total		3,400	6,103	129	385	5,589
Other Identified Growth Areas						
Vacant Lands	558	1,759	1,460	1,460		
Entitled & Not Built	513	0	1,697	1,697		
Other Identified Growth Areas Sub-Total		1,759	3,157	3,157		

Notes:

* The Downtown Core includes the Downtown Growth Area, the Downtown Transit Employment Center, and the portion of the Diridon Station Area Urban Village east of Stockton Avenue and the Caltrain railroad tracks south of West Santa Clara Street.

DU = Dwelling Units (Occupied and Vacant)

Planned Housing Yield (DU) = The number of new dwelling units which would be produced within the identified growth area through redevelopment of the planned Mixed-Use Residential land areas at the anticipated density (DU/AC)

Projected DU Growth by Horizon (Timeframe) = The planned number of new dwelling units within each growth area based upon the availability of Housing Growth Areas designated on the General Plan Land Use Diagram being made available in phases over time.

Base - Existing entitled residential units (Citywide) plus the capacity for new residential units planned within Specific Plan areas.

Vacant Lands = Potential development capacity based upon the current General Plan designation for sites identified as being currently vacant or significantly underutilized in respect to the current General Plan projected capacity. These lands are identified in the Vacant Land Inventory most recently updated by the City in 2007. Growth Areas that incorporate Vacant Land capacity are indicated with a (v).

Council District: 3 and 6. CEQA: Determination of Consistency with the Diridon Station Area Plan Final Program Environmental Impact Report (Resolution No. 77096); the Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution No. 72767); the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 77617); and Addenda thereto.