

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 MODIFY THE LAND USE/TRANSPORTATION DIAGRAM FOR CERTAIN PROPERTIES WITHIN NORTH, MID-, AND SOUTH COYOTE VALLEY AND MAKE TEXT REVISIONS RELATED TO THE GENERAL PLAN FOUR-YEAR REVIEW

**Fall 2021 General Plan Amendment Cycle (Cycle 2)
File Nos. GP21-012 and GPT21-002**

WHEREAS, the City Council is authorized by Title 18 of the San José 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 José; and

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

WHEREAS, in accordance with San Jose City Charter section 1000 and Title 18 of the San José Municipal Code, all general and specific plan amendment proposals are referred to the Planning Commission of the City of San José for review and recommendation prior to City Council consideration of the amendments; and

WHEREAS, on October 27, 2021, the Planning Commission held a virtual public hearing to consider the proposed amendments to the General Plan, File Nos. GP21-012 and GPT21-002 specified in Exhibit "A", hereto ("General Plan Amendment"), at which hearing interested persons were given the opportunity to appear virtually and present their views with respect to said proposed amendments; and

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

WHEREAS, on November 16, 2021, the Council held a duly noticed virtual 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 and online at www.SJpermits.gov, with copies submitted to the City Council for its consideration; and

WHEREAS, pursuant to Title 18 of the San José Municipal Code, public notice was given that on November 16, 2021 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 Amendments, the Council reviewed and considered the Addendum to the Final Program Environmental Impact Report for the Envision San José 2040 General Plan adopted by Council on November 1, 2011 (Resolution No. 76041), and the Supplemental EIR ("SEIR") to the Envision San José 2040 General Plan adopted by Council on December 15, 2015 (Resolution No. 77617), and addenda thereto, in accordance with CEQA; and

WHEREAS, the Council of the City of San José is the decision-making body for the proposed General Plan Amendments; and

WHEREAS, the General Plan Amendment will not result in inconsistent zoning because the site is being concurrently rezoned to a consistent zoning district pursuant to File

Nos. C21-021 and PDC21-033 and will not take effect until the rezoning ordinance takes effect; and

WHEREAS, pursuant to California Senate Bill (SB) 330, a city is prohibited from enacting a development policy, standard, or condition, as defined, that would have the effect of changing the land use designation or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing zoning district below what was allowed under the general plan or specific plan land use designation and zoning ordinances of the county or city as in effect on January 1, 2018; and

WHEREAS, California Government Code Section 66300(b)(1) allows a city to change a land use designation or zoning ordinance to a less intensive use if the city concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity; and

WHEREAS, no net loss of residential capacity will result from this General Plan amendment because the City is amending the General Plan land use designation of the properties within North and Mid Coyote Valley which provides an additional 2,139 housing units due to lands amended from Industrial Park to a PQP land use designation and therefore, there is no net loss in residential capacity with the change in land use designation set forth herein.

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. GP21-021 and GPT21-002 are hereby specified and set forth in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2. The General Plan Land Use Amendments specified in GP21-012, as set forth in Exhibit “A” of this Resolution, shall take effect upon the effective date of the associated re-zoning ordinances for File Nos. C21-021, PDC21-033, and PP21-021.

SECTION 3. The General Plan Text Amendment listed under item 3b of GPT21-002, as set forth in Exhibit “A” of this Resolution, shall take effect upon the effective date of the associated re-zoning ordinance for File Number PP21-012.

SECTION 4. With the exception of the effective dates of the amendments specified in Sections 2 and 3 above, all other amendments set forth in Exhibit “A” of this Resolution shall take effect thirty (30) days following the adoption of this Resolution.

ADOPTED this _____ day of _____, 2021, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

STATE OF CALIFORNIA)
) ss
COUNTY OF SANTA CLARA)

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

Dated: _____

TONI J. TABER, CMC
City Clerk

EXHIBIT “A”

File No. GP21-012. Amendments to the General Plan Land Use/Transportation Diagram within the boundaries of North, Mid-, and South Coyote Valley associated with the General Plan Four-Year Review as follows:

1. Modify the Land Use/Transportation Diagram land use designation within North and Mid- Coyote Valley by changing the land use designation of 218 properties from Coyote Valley Urban Reserve to Agriculture, nine properties from Coyote Valley Urban Reserve to Combined Industrial/Commercial, five properties from Industrial Park to Combined Industrial/Commercial, 13 properties from Industrial Park to Agriculture, 25 properties from Industrial Park to Open Space Parklands And Habitat, three properties from Coyote Valley Urban Reserve to Private Recreation, one property from Coyote Valley Urban Reserve to Public/Quasi-Public, and as follows:

APN	Acreege	Previous Zoning District	New Zoning District
72510010	0.06	Urban Reserve	Agriculture
72511026	3.68	Urban Reserve	Agriculture
72511004	1.00	Urban Reserve	Agriculture
71204095	0.04	Urban Reserve	Agriculture
72511017	0.74	Urban Reserve	Agriculture
72510012	4.06	Urban Reserve	Agriculture
72512006	0.23	Urban Reserve	Agriculture
72512007	9.75	Urban Reserve	Agriculture
72512008	8.21	Urban Reserve	Agriculture
72513004	8.30	Urban Reserve	Agriculture
72510011	0.05	Urban Reserve	Agriculture
72513013	1.51	Urban Reserve	Agriculture
72513018	4.93	Urban Reserve	Agriculture
72513019	1.54	Urban Reserve	Agriculture
72513009	4.21	Urban Reserve	Agriculture
72513010	1.63	Urban Reserve	Agriculture
72513016	5.85	Urban Reserve	Agriculture
72513015	11.44	Urban Reserve	Agriculture
72507004	3.54	Urban Reserve	Agriculture
72507009	2.98	Urban Reserve	Agriculture
72508001	78.54	Urban Reserve	Agriculture
72508002	4.53	Urban Reserve	Agriculture
72511013	0.81	Urban Reserve	Agriculture
72511018	0.89	Urban Reserve	Agriculture
72511020	0.67	Urban Reserve	Agriculture
72511019	1.19	Urban Reserve	Agriculture
72510004	0.29	Urban Reserve	Agriculture

72510009	0.98	Urban Reserve	Agriculture
??022892	3.60	Urban Reserve	Agriculture
??020517	29.01	Urban Reserve	Agriculture
71221006	18.09	Urban Reserve	Agriculture
71221004	57.88	Urban Reserve	Agriculture
72512013	22.25	Urban Reserve	Agriculture
71228039	2.33	Urban Reserve	Agriculture
71228040	2.34	Urban Reserve	Agriculture
71205011	258.02	Urban Reserve	Agriculture
72512015	5.12	Urban Reserve	Agriculture
71228036	2.26	Urban Reserve	Agriculture
71204070	1.62	Urban Reserve	Agriculture
71204071	1.62	Urban Reserve	Agriculture
71204072	1.63	Urban Reserve	Agriculture
71204073	1.64	Urban Reserve	Agriculture
71204074	1.64	Urban Reserve	Agriculture
71204096	1.47	Urban Reserve	Agriculture
71205010	89.74	Urban Reserve	Agriculture
71203081	11.03	Urban Reserve	Agriculture
71204001	2.90	Urban Reserve	Agriculture
71204004	2.00	Urban Reserve	Agriculture
71204084	0.25	Urban Reserve	Agriculture
71204081	20.43	Urban Reserve	Agriculture
71204093	2.23	Urban Reserve	Agriculture
71204010	7.86	Urban Reserve	Agriculture
71204011	12.42	Urban Reserve	Agriculture
71204090	5.56	Urban Reserve	Agriculture
71204091	2.50	Urban Reserve	Agriculture
71204092	2.50	Urban Reserve	Agriculture
71204100	1.97	Urban Reserve	Agriculture
71228027	2.08	Urban Reserve	Agriculture
71228028	2.01	Urban Reserve	Agriculture
71228029	0.01	Urban Reserve	Agriculture
71228019	2.47	Urban Reserve	Agriculture
71202028	2.35	Urban Reserve	Agriculture
71202029	2.30	Urban Reserve	Agriculture
71202030	2.32	Urban Reserve	Agriculture
71202031	2.05	Urban Reserve	Agriculture
71202013	0.28	Urban Reserve	Agriculture
71228020	2.04	Urban Reserve	Agriculture
71218009	1.20	Urban Reserve	Agriculture
71218010	0.17	Urban Reserve	Agriculture
71218005	0.46	Urban Reserve	Agriculture
71218025	1.47	Urban Reserve	Agriculture
71228001	18.73	Urban Reserve	Agriculture

71204099	2.71	Urban Reserve	Agriculture
71204077	2.17	Urban Reserve	Agriculture
71204076	1.60	Urban Reserve	Agriculture
71204097	1.59	Urban Reserve	Agriculture
71204085	6.96	Urban Reserve	Agriculture
71228004	1.36	Urban Reserve	Agriculture
71228005	4.38	Urban Reserve	Agriculture
71228006	4.71	Urban Reserve	Agriculture
71228046	2.32	Urban Reserve	Agriculture
71228047	2.31	Urban Reserve	Agriculture
71228048	2.23	Urban Reserve	Agriculture
71228049	2.37	Urban Reserve	Agriculture
71228050	2.37	Urban Reserve	Agriculture
71228051	2.03	Urban Reserve	Agriculture
71228052	2.03	Urban Reserve	Agriculture
71228053	0.03	Urban Reserve	Agriculture
71228008	0.41	Urban Reserve	Agriculture
71228037	1.99	Urban Reserve	Agriculture
71228038	2.32	Urban Reserve	Agriculture
71202001	0.74	Urban Reserve	Agriculture
71228030	2.31	Urban Reserve	Agriculture
71204082	11.61	Urban Reserve	Agriculture
71204086	36.84	Urban Reserve	Agriculture
71204098	10.75	Urban Reserve	Agriculture
71204002	50.53	Urban Reserve	Agriculture
71228031	2.32	Urban Reserve	Agriculture
71228032	2.34	Urban Reserve	Agriculture
71228033	2.37	Urban Reserve	Agriculture
71228034	2.37	Urban Reserve	Agriculture
71228035	2.02	Urban Reserve	Agriculture
71204088	10.65	Urban Reserve	Agriculture
71204089	3.50	Urban Reserve	Agriculture
71204069	1.62	Urban Reserve	Agriculture
71228021	18.06	Urban Reserve	Agriculture
71203009	80.80	Urban Reserve	Agriculture
71218023	0.76	Urban Reserve	Agriculture
71218011	7.06	Urban Reserve	Agriculture
71218012	42.37	Urban Reserve	Agriculture
71218013	43.84	Urban Reserve	Agriculture
71218014	5.57	Urban Reserve	Agriculture
71218006	23.13	Urban Reserve	Agriculture
71218020	20.00	Urban Reserve	Agriculture
71202002	5.00	Urban Reserve	Agriculture
71202003	13.90	Urban Reserve	Agriculture
71202020	9.80	Urban Reserve	Agriculture

71202021	9.80	Urban Reserve	Agriculture
71202022	16.94	Urban Reserve	Agriculture
71228041	2.37	Urban Reserve	Agriculture
71228042	2.37	Urban Reserve	Agriculture
71228043	2.10	Urban Reserve	Agriculture
71228044	2.30	Urban Reserve	Agriculture
71202023	17.92	Urban Reserve	Agriculture
71228024	2.08	Urban Reserve	Agriculture
71228025	2.47	Urban Reserve	Agriculture
71228026	2.47	Urban Reserve	Agriculture
71218021	40.00	Urban Reserve	Agriculture
71218022	18.93	Urban Reserve	Agriculture
71218024	15.01	Urban Reserve	Agriculture
71228017	2.04	Urban Reserve	Agriculture
71228018	2.47	Urban Reserve	Agriculture
71202024	2.05	Urban Reserve	Agriculture
71202025	2.33	Urban Reserve	Agriculture
71202026	2.31	Urban Reserve	Agriculture
71202027	2.30	Urban Reserve	Agriculture
71218027	5.53	Urban Reserve	Agriculture
71218008	0.09	Urban Reserve	Agriculture
71219006	5.56	Urban Reserve	Agriculture
71219002	2.50	Urban Reserve	Agriculture
71220001	48.26	Urban Reserve	Agriculture
71220002	24.55	Urban Reserve	Agriculture
71220006	13.99	Urban Reserve	Agriculture
72510018	11.65	Urban Reserve	Agriculture
72513017	2.25	Urban Reserve	Agriculture
72512001	23.91	Urban Reserve	Agriculture
72509001	63.76	Urban Reserve	Agriculture
71221003	26.55	Urban Reserve	Agriculture
71220005	63.61	Urban Reserve	Agriculture
71220004	40.51	Urban Reserve	Agriculture
71218017	5.14	Urban Reserve	Agriculture
71228058	9.00	Urban Reserve	Agriculture
71228059	9.73	Urban Reserve	Agriculture
71228056	8.76	Urban Reserve	Agriculture
71228057	0.41	Urban Reserve	Agriculture
72507007	6.80	Urban Reserve	Agriculture
72507008	0.92	Urban Reserve	Agriculture
72507013	6.08	Urban Reserve	Agriculture
72507014	7.66	Urban Reserve	Agriculture
71203008	2.41	Urban Reserve	Agriculture
71201008	4.70	Urban Reserve	Agriculture
72510001	0.38	Urban Reserve	Agriculture

72510002	0.39	Urban Reserve	Agriculture
72510003	0.88	Urban Reserve	Agriculture
72510007	4.12	Urban Reserve	Agriculture
72511008	0.98	Urban Reserve	Agriculture
72511007	0.53	Urban Reserve	Agriculture
72511006	0.50	Urban Reserve	Agriculture
72510014	4.77	Urban Reserve	Agriculture
72510017	8.42	Urban Reserve	Agriculture
72511025	9.05	Urban Reserve	Agriculture
72511003	7.98	Urban Reserve	Agriculture
72514012	1.24	Urban Reserve	Agriculture
72514013	1.55	Urban Reserve	Agriculture
72514014	1.65	Urban Reserve	Agriculture
72514015	1.57	Urban Reserve	Agriculture
72514016	0.26	Urban Reserve	Agriculture
72511005	33.76	Urban Reserve	Agriculture
72512005	8.35	Urban Reserve	Agriculture
72513012	25.37	Urban Reserve	Agriculture
72511012	0.47	Urban Reserve	Agriculture
72511011	0.49	Urban Reserve	Agriculture
72511015	0.61	Urban Reserve	Agriculture
72511014	0.84	Urban Reserve	Agriculture
71203055	8.74	Urban Reserve	Agriculture
71204101	23.22	Urban Reserve	Agriculture
71228054	2.46	Urban Reserve	Agriculture
71228055	1.87	Urban Reserve	Agriculture
72513001	17.95	Urban Reserve	Agriculture
72507011	7.74	Urban Reserve	Agriculture
72507012	2.30	Urban Reserve	Agriculture
71205005	4.97	Urban Reserve	Agriculture
72514006	4.19	Urban Reserve	Agriculture
72514007	6.13	Urban Reserve	Agriculture
72514008	5.10	Urban Reserve	Agriculture
72514009	5.42	Urban Reserve	Agriculture
71219008	14.89	Urban Reserve	Agriculture
71219004	16.40	Urban Reserve	Agriculture
71219005	21.39	Urban Reserve	Agriculture
71219007	65.69	Urban Reserve	Agriculture
72514010	6.51	Urban Reserve	Agriculture
72514011	5.09	Urban Reserve	Agriculture
72515001	14.52	Urban Reserve	Agriculture
72514004	59.70	Urban Reserve	Agriculture
72515008	65.26	Urban Reserve	Agriculture
71221002	2.36	Urban Reserve	Agriculture
72513003	4.82	Urban Reserve	Agriculture

72513002	0.31	Urban Reserve	Agriculture
72510024	7.46	Urban Reserve	Agriculture
71204087	12.12	Urban Reserve	Agriculture
72510023	16.58	Urban Reserve	Agriculture
72507015	20.16	Urban Reserve	Agriculture
72513011	5.49	Urban Reserve	Agriculture
71219001	64.71	Urban Reserve	Agriculture
72514017	1.64	Urban Reserve	Agriculture
72514018	3.96	Urban Reserve	Agriculture
71218026	0.20	Urban Reserve	Agriculture
72511027	0.92	Urban Reserve	Agriculture
72514020	2.02	Urban Reserve	Combined Industrial/Commercial
72514023	0.68	Urban Reserve	Combined Industrial/Commercial
72514005	0.87	Urban Reserve	Combined Industrial/Commercial
72514019	2.42	Urban Reserve	Combined Industrial/Commercial
72514021	1.69	Urban Reserve	Combined Industrial/Commercial
72514024	0.20	Urban Reserve	Combined Industrial/Commercial
72514025	0.71	Urban Reserve	Combined Industrial/Commercial
72514026	0.27	Urban Reserve	Combined Industrial/Commercial
72514022	0.37	Urban Reserve	Combined Industrial/Commercial
70824011	0.29	Industrial Park	Combined Industrial/Commercial
70824006	0.61	Industrial Park	Combined Industrial/Commercial
70824007	0.20	Industrial Park	Combined Industrial/Commercial
70824008	1.77	Industrial Park	Combined Industrial/Commercial
70824012	0.83	Industrial Park	Combined Industrial/Commercial
70832003	23.62	Industrial Park	Agriculture
71203101	35.12	Industrial Park	Agriculture
71201012	41.89	Industrial Park	Agriculture
71201010	44.38	Industrial Park	Agriculture
71201004	39.37	Industrial Park	Agriculture
71203108	18.87	Industrial Park	Agriculture
71203049	15.03	Industrial Park	Agriculture
71203107	34.67	Industrial Park	Agriculture
71202032	61.32	Industrial Park	Agriculture
71202033	9.11	Industrial Park	Agriculture
71203095	35.79	Industrial Park	Agriculture
71203092	47.23	Industrial Park	Agriculture
70823007	14.46	Industrial Park	Agriculture
70830018	138.17	Industrial Park	Open Space Parklands and Habitat
70830014	83.76	Industrial Park	Open Space Parklands and Habitat
70830016	1.29	Industrial Park	Open Space Parklands and Habitat
70826003	5.09	Industrial Park	Open Space Parklands and Habitat

70827001	26.79	Industrial Park	Open Space Parklands and Habitat
70827002	3.27	Industrial Park	Open Space Parklands and Habitat
70827007	79.87	Industrial Park	Open Space Parklands and Habitat
??018903	3.78	Industrial Park	Open Space Parklands and Habitat
70824005	1.62	Industrial Park	Open Space Parklands and Habitat
70828003	58.89	Industrial Park	Open Space Parklands and Habitat
70824009	2.39	Industrial Park	Open Space Parklands and Habitat
70825009	14.47	Industrial Park	Open Space Parklands and Habitat
70825006	14.58	Industrial Park	Open Space Parklands and Habitat
70825004	15.07	Industrial Park	Open Space Parklands and Habitat
70825005	14.84	Industrial Park	Open Space Parklands and Habitat
70826001	41.81	Industrial Park	Open Space Parklands and Habitat
70826002	44.99	Industrial Park	Open Space Parklands and Habitat
71203112	49.68	Industrial Park	Open Space Parklands and Habitat
70827014	24.66	Industrial Park	Open Space Parklands and Habitat
71203111	182.37	Industrial Park	Open Space Parklands and Habitat
70830008	99.99	Industrial Park	Open Space Parklands and Habitat
70830015	16.15	Industrial Park	Open Space Parklands and Habitat
70825007	1.63	Industrial Park	Open Space Parklands and Habitat
70828004	25.62	Industrial Park	Open Space Parklands and Habitat
70825008	1.97	Industrial Park	Open Space Parklands and Habitat
72510015	3.07	Urban Reserve	Private Recreation and Open Space
72510016	6.87	Urban Reserve	Private Recreation and Open Space
72510025	10.0	Urban Reserve	Private Recreation and Open Space
72512014	11.19	Urban Reserve	Public/ Quasi-Public

Exhibit A-1.1: Existing Land Use Designations:

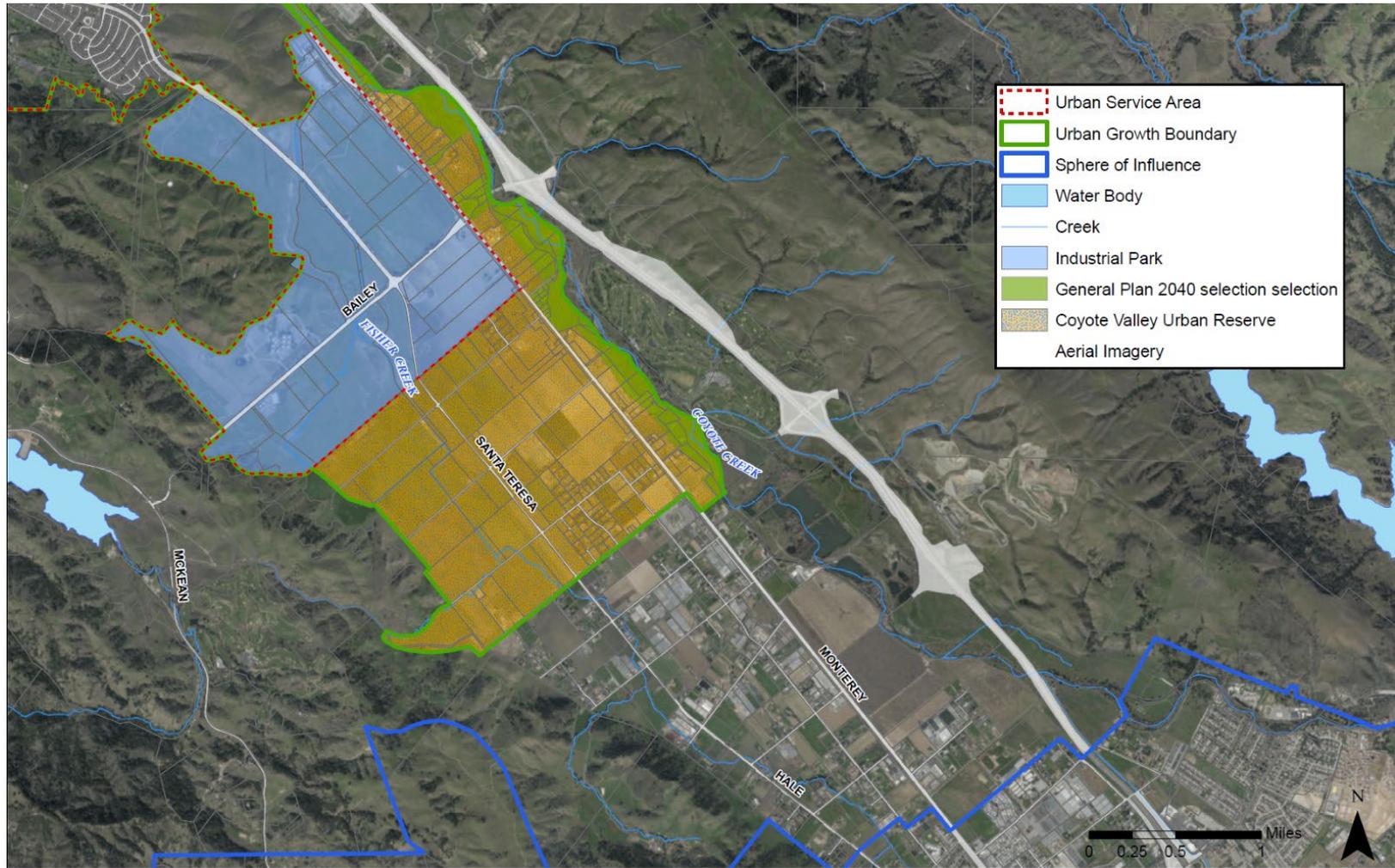
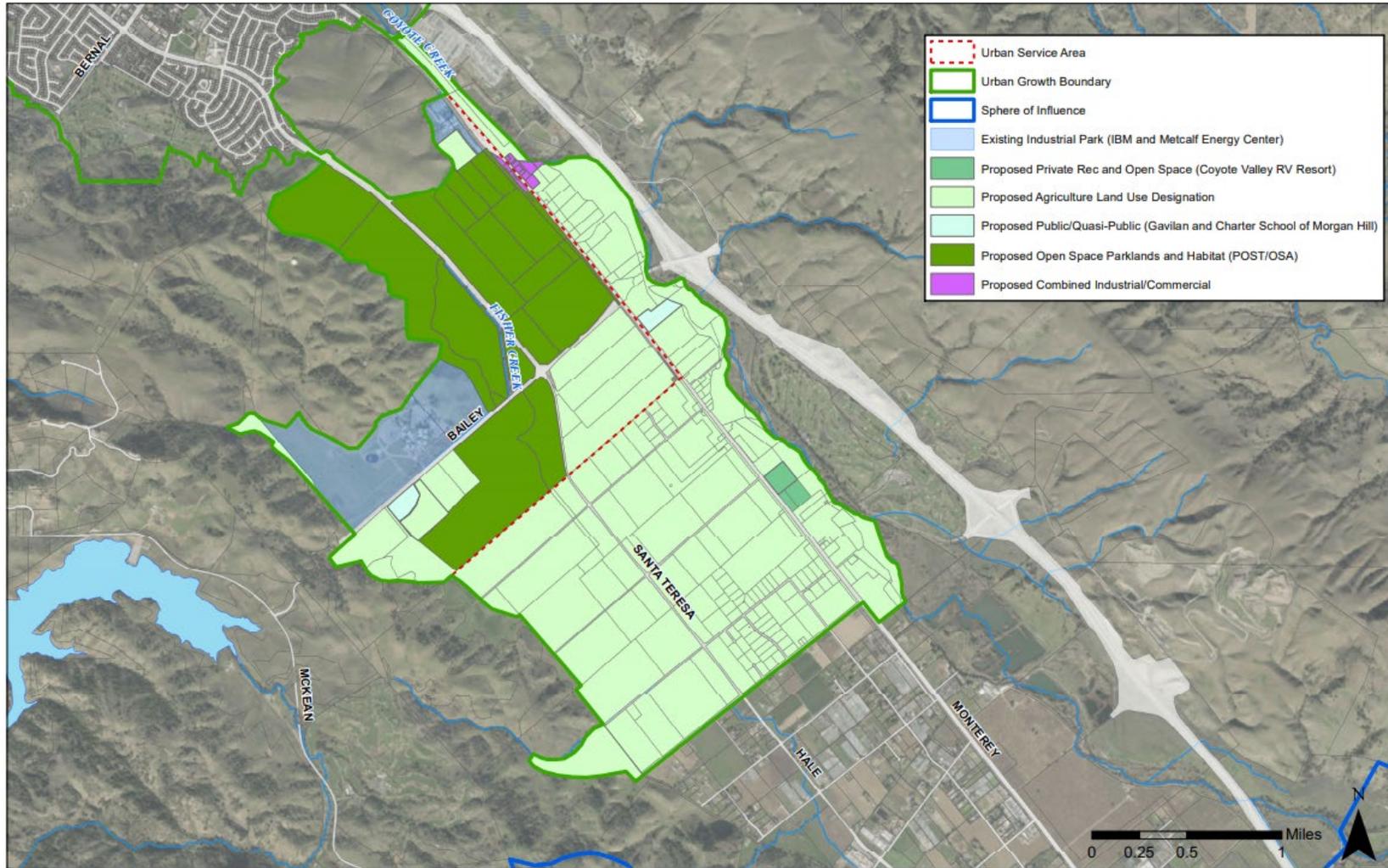


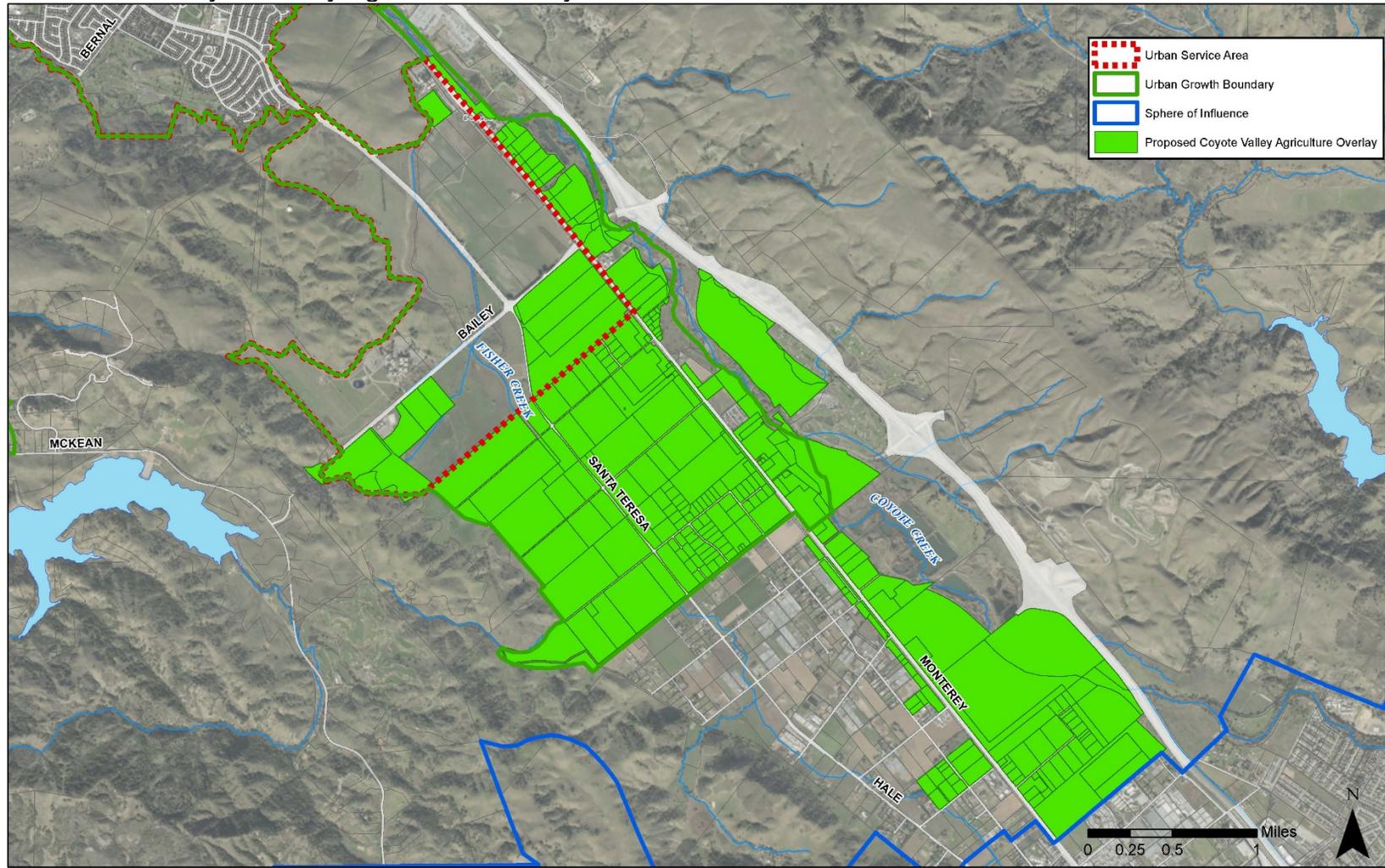
Exhibit A-1.2: Revised Land Use Designations:



2. Modify the Land Use/Transportation Diagram to apply the “Coyote Valley Agricultural Overlay” to certain specified properties within North, Mid-, and South Coyote Valley as shown in Exhibit A-1.3:

[CONTINUED ON NEXT PAGE]

Exhibit A-1.3: Coyote Valley Agriculture Overlay



File No. GPT21-002. Amendments of the General Plan text to add a new overlay entitled “Coyote Valley Agricultural Overlay,” remove the North Coyote Valley Employment Growth Area and Coyote Valley Urban Reserve, and other associated modifications.

1. The following sections of Chapter 1, entitled “Envision San José 2040”, are hereby amended to read as follows:
 - a. “Growth Areas” section, “Employment Lands” subsection, is hereby amended to read as follows:

Employment Lands

Significant job growth is planned through intensification of each of the City’s Employment Land areas, including the Monterey Corridor, Edenvale, Berryessa/International Business Park, Mabury, East Gish and Senter Road, ~~and North Coyote Valley~~ as well as North San José. These Employment Lands are planned to accommodate a wide variety of industry types and development forms, including high-rise and mid-rise office or research and development uses, heavy and light industrial uses and supporting commercial uses to respond to the projected demand for each type of industrial land. Three areas are designated as Employment Centers because of their proximity to regional transportation infrastructure. These include the North San José Core Area along North First Street, the portion of the Berryessa/International Business Park in close proximity to the planned Milpitas BART station and existing Capitol Avenue Light Rail stations, and the Old Edenvale area, which because of its access to light rail, is also planned for additional job growth. Except within the Diridon Station Area Plan area, the Envision General Plan does not support conversion of industrial lands to residential use, nor does it include housing growth capacity for these areas.

- b. “Envision San José 2040 Context and Key Issues” section, “Envision San José 2040 Key Issues” subsection, number 2, is hereby amended to read as follows:

2. Allows a high degree of flexibility for job growth to occur at appropriate locations throughout the City: These locations include the further intensification of North San José, the Monterey Business Corridor/Senter Road area, and Old and New Edenvale. It also retains the planned job growth capacity in ~~North Coyote Valley~~ and Evergreen. The Envision San José 2040 Land Use Plan reflects a recommendation for significant new job growth in the eastern portion of Alviso, including the Regional

Wastewater Facility Buffer Lands, and in the northeast corner of the Berryessa Business Park, proximate to the Milpitas BART station and Cropley Light Rail station. San José's goal is to provide adequate growth capacity for each type of employment land in order to meet the forecast job demand identified within the Employment Land Demand and Housing Demand report.

2. The following sections of Chapter 2, entitled "Thriving Community", are amended as follows:

- a. "Goal FS-4 – Promote Fiscally Beneficial Land Use" goal, policy FS-4.2, is hereby amended to read as follows:

FS-4.2 Maintain, enhance, and develop the employment lands within identified key employment areas (~~North Coyote Valley~~, the Berryessa International Business Park, the East Gish and Mabury industrial areas, the Evergreen industrial area, the Edenvale Redevelopment Project Area, and the Monterey Corridor Redevelopment Project Area). Protect existing employment uses within these areas from potentially incompatible non-employment uses.

- b. "Goal FS-5 – Fiscally Sustainable Service Delivery" goal, policy FS-5.9, is hereby amended to read as follows:

FS-5.9 Expansion of the Urban Service Area into the South Almaden Valley Urban Reserve and ~~Central Coyote Valley Urban Reserves~~ will not be considered until after 2040.

3. The following sections of Chapter 5, entitled "Interconnected City," are amended as follows:

- a. "Land Use Designations" section, "Agriculture" land use designation is hereby amended to read as follows:

Agriculture Density: up to 1 DU/20 AC; minimum 20 acre parcels (1 to 2.5 stories)

Sites in the Agriculture designation are intended for a variety of agricultural uses, including grazing, dairying, raising of livestock, feedlots, orchards, row crops, nursery stock, flower growing, ancillary residential uses, ancillary commercial uses such as fruit stands, and the processing of agricultural products. Consistent with other Envision General Plan goals and policies, agricultural practices are encouraged which follow

ecologically sound practices and which support economic development, provide open space and link to the region's history. The Agriculture designation supports more intensive agricultural uses than are supported by the Open Hillside designation. Private Recreation uses which are rural in character and are compatible with the Coyote Creek Park Chain and Council Policy 6-34: Riparian Corridor Protection and Bird-safe Design are allowed east of Monterey Highway between Metcalf Road and 1,400 feet south of Palm Avenue.

Building intensity in this designation will be greatly limited. The minimum parcel in areas designated as Agriculture is 20 acres in size. This designation is intended to support existing and future agricultural uses on properties. No uses or structures are allowed that would require urban services, such as sanitary sewers or other urban street improvements. Some ancillary, supportive uses can be allowed in accordance with the Rural Agriculture Goals & Policies in the Envision General Plan.

- b. "Special Land Use Designations and Overlays" section, is hereby amended to add a new Subsection entitled "Coyote Valley Agriculture Overlay" following the "Urban Reserve" Subsection, to read as follows:

"Coyote Valley Agriculture Overlay

Coyote Valley Agriculture Overlay Density: up to 1 DU/40 AC; minimum 40-acre parcels

The Coyote Valley Agriculture Overlay (CVAO) is applied to certain specified properties in Coyote Valley that have an underlying Agriculture land use designation. The CVAO is intended to protect and preserve agricultural lands to facilitate local food production, to provide community access to healthful foods, to maintain a unique community character, and to promote the environmental, fiscal, and economic benefits of rural agricultural lands. Sites within this overlay are intended for a variety of agricultural uses consistent with the Agriculture land use designation. Development intensity in this designation will be limited in order to preserve the viability for agriculture and discourage parcel fragmentation in Coyote Valley. The minimum parcel size for new subdivisions in areas within the Coyote Valley Agriculture Overlay is 40-acres. Existing parcels less than 40 acres can remain at the current size, and contain uses consistent with the underlying Agricultural land use designation, but cannot subdivide further."

- c. “Special Land Use Designations and Overlays” section, “Urban Reserve” subsection, is hereby amended to read as follows:

“Urban Reserve

Density: N/A (No urban/suburban development through 2040)

Due to the environmental and fiscal impacts associated with development in the Urban Reserve areas, no urban or suburban development will occur there through the year 2040. The Urban Reserve designation enables the City, through a comprehensive General Plan update, to plan and phase growth within the Urban Reserves based on need and ability to provide necessary facilities and services to support additional growth.

San José’s South Almaden Valley Urban Reserve (SAVUR) is located between the Santa Cruz Mountains and the Santa Teresa Hills and southeast of Mockingbird Hill/McKean/ Harry Roads which generally form the northwest boundary of the Urban Reserve area. SAVUR extends southeast toward the community of New Almaden and Calero Reservoir. The rural character of this Valley is typified by grazing and pasture lands, horses and equestrian facilities, and small farms and orchards. In the SAVUR, allowed land uses and standards in the Urban Reserve are those of the Open Hillside and Agriculture land use designations.

~~The Coyote Valley Urban Reserve (CVUR) generally encompasses the area between the Coyote Greenbelt and the North Coyote Campus Industrial Area. CVUR includes the Valley floor on both sides of Monterey Highway west of Coyote Creek, northwesterly of Palm Avenue and the prolongation of Palm Avenue to Coyote Creek. Agricultural and rural residential land are the existing, predominant uses in this area. In the CVUR, allowed land uses are those of the Agriculture land use designation west of Monterey Highway and those of the Agriculture, Open Hillside and Private Recreation land use designations between Monterey Highway and the Coyote Creek Park Chain, provided that such Private Recreation uses are rural in character and are compatible with both the Coyote Creek Park Chain and the image of the North Coyote Campus Industrial Area.~~

4. The following sections of Chapter 6, entitled “Land Use and Transportation”, are hereby amended to read as follows:
 - a. “Land Use Policies” section, “Growth Areas” subsection, Policy LU-2.2, “Employment Lands” bullet point, is hereby amended to read as follows:

“Employment Lands - The Plan supports significant intensification of employment activity within each of the City’s major employment districts (North San José, Monterey Corridor, Edenvale, Berryessa/International Business Park, Mabury, East Gish, and Senter Road ~~and North Coyote Valley~~). Within the North San José, Berryessa / International Business Park and Old Edenvale areas, a centralized sub-area with strong transit access has been designated as an Employment Center to support mid-rise or high-rise employment development. The Employment Center in the northeast corner of the Berryessa / International Business Park area is also classified as a BART station area due to its proximity to the planned Milpitas BART station and existing Capitol Avenue Light Rail stations.”

- b. “Land Use Policies” section, “Industrial Lands” subsection, is hereby amended to add two Actions following Policy LU-6.10, as follows:

“LU-6.11 Explore creating an overlay that would restrict office buildings as an allowable use in certain Industrial Park and/or Combined Industrial Commercial designated areas, or redesignate certain areas from Industrial Park and/or Combined Industrial Commercial to Light Industrial to preserve and support existing industrial businesses.

LU-6.12 Explore creating an industrial overlay allowing for new office construction only if the office building includes some manufacturing or logistics space.”

- c. “Land Use Policies – Non-Urban Areas” section, “Rural Agriculture” subsection, is hereby amended to add two Actions following Action LU-20.9, as follows:

“LU-20.10 Study and make revisions to the General Plan and Zoning Ordinance to allow compatible commercial agriculture supportive uses in Coyote Valley.

LU-20.11 Conduct a study of the Monterey Road Corridor through North, Mid-, and South Coyote Valley to consider appropriate non-residential uses for properties on the east side of Monterey Road that would be compatible with the Coyote Creek Park Chain, provide more flexibility of use and could also promote agricultural and nature based tourism or commercial activities.

LU-20.12 Explore establishment of a climate resilience credits program to support further conservation actions in Coyote Valley and facilitate development in urbanized areas of San José.

LU-20.13 Explore establishing a Farmland Security Zone in Coyote Valley to support rural agriculture.

LU-20.14 Shift the Urban Service Area boundary north in Coyote Valley in the future, and prohibit the shifting of the Urban Service Area boundary south in Coyote Valley. Properties designated for urban uses should remain within the Urban Service Area.”

Council District: 2 and Citywide.