

# Proposed Scope of Work for the Four-Year Review of the Envision San José 2040 General Plan

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City Council

06/03/2025

Item 8.5

Chris Burton, Director

Ruth Cueto, Principal Planner



*Planning, Building and  
Code Enforcement*

# Why Now?

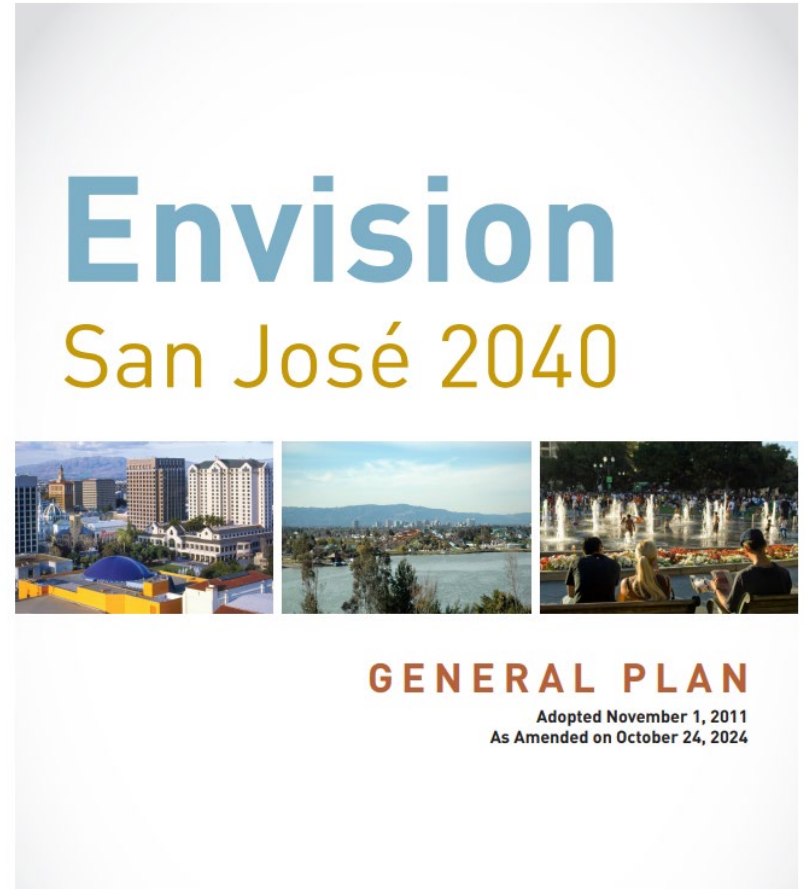
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- Policy IP-2.4 of the General Plan
- Prepare for 7th Cycle Housing Element (HE)
- Maintain 6th Cycle Housing Element compliance

# General Plan

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The Envision San José 2040 General Plan is a comprehensive policy document that lays the framework for becoming a fiscally-sound and environmentally sustainable city of great places, while also accommodating 120,000 new homes and 382,000 new jobs.



# Four-Year Review (Goal IP-2 Major Review)

- Evaluate achievement of key goals:
  - Planned growth and J/ER ratio
  - Urban Village implementation
  - Environmental indicators (GHG)
  - Affordable Housing
- Make “mid-course adjustments”
- Reconvene Envision SJ 2040 Task Force



# 1<sup>st</sup> and 2<sup>nd</sup> Four-Year Review

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- 1st 4-Year Review (2015/2016)
  - 6 Taskforce meetings
- 2nd 4-Year Review (2020/2021)
  - 10 taskforce meetings



# Proposed Scope of Work

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1. Increase Residential Capacity in General Plan(units)
  - 6<sup>th</sup> Cycle HE taken up most growth capacity
  - Anticipate 7<sup>th</sup> Cycle RHNA goals
  - Implement Housing Element Program *P-35 Small Multifamily Housing*
  - Capacity for future Urban Villages

# Proposed Scope of Work, cont'd

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## 2. Modify Urban Village Implementation Strategy

- Policy changes to implement [HE Program P-40 Evaluate Urban Village Planning Process](#)
- March Budget Message (MBM) Direction:
  - *“Expanding our growth areas to where there is current market demand for housing and employment uses, except in areas with immitigable Vehicle Miles Traveled (VMT) impacts.”*

# Proposed Scope of Work, cont'd

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3. Modifications to Jobs/Employed Resident Ratio
  - Evaluate impact to jobs target in relation to increase in housing units
  - Consider change to current J/ER goal
  - MBM Direction: *“Eliminating ground floor commercial requirements for housing developments that are not on vibrant business corridors.”*



# Proposed Scope of Work, cont'd

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4. Update/create new land use designations
  - Consider increase in maximum residential density in RN Residential Neighborhood
    - Currently 8 dwelling units/acre and up to 16 dwelling units/acre in limited areas
  - Create and apply new designations to support small multi-family housing
    - For example, a designation between RN and MUN Mixed Use Neighborhood ( MUN = up to 30 DU/AC)

# Environmental Review

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- Consider changes to policies related to construction noise/hours
- Update Greenhouse Gas (GHG) Emission Strategy
- Update and revise CEQA thresholds of significance and standard mitigation measures

# Reimagined Task Force

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*GP Policy IP-2.11: Reconvene the Envision San José 2040 Task Force during each Major Review of the Envision General Plan to provide community and stakeholder engagement in reviewing and evaluating success in the implementation of this General Plan and recommending any mid-course actions needed to achieve its goals.*

*MBM Direction: “This [Four Year] review shall be undertaken with approaches to community outreach and engagement that streamline the process.”*

# Reimagined Task Force, cont'd

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Staff Proposal: Convene the Planning Commission to serve as the Task Force:

- ~6 study sessions (public meetings) with Planning Commission Task Force to provide recommendations and feedback on staff analysis
- Community outreach beyond study sessions
- Final recommendations made by Planning Commission to City Council

# Next Steps

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Date	Action
Summer 2025	Begin policy analysis, consultant on-boarding, logistics for TF meetings and outreach
September 2025	GP Text Amendment to modify IP-2.11 (task force)
September/October 2025	Interdepartmental Technical Advisory Committee
Winter 2025/ Spring 2026	TF kick-off and study sessions, stakeholder input at study sessions, initiate CEQA

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