

# City Council Hearing

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December 4, 2018

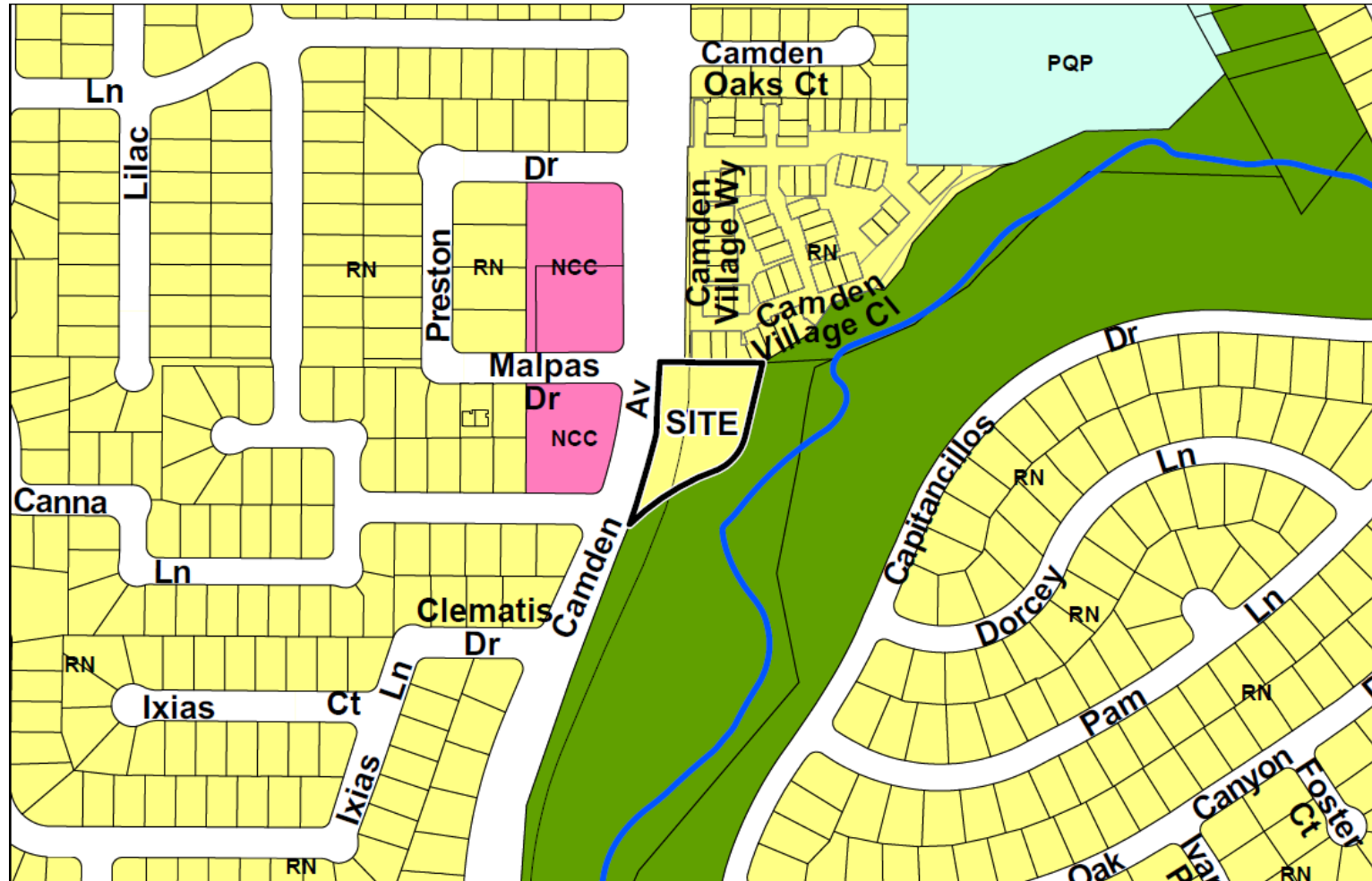


*Planning, Building and  
Code Enforcement*

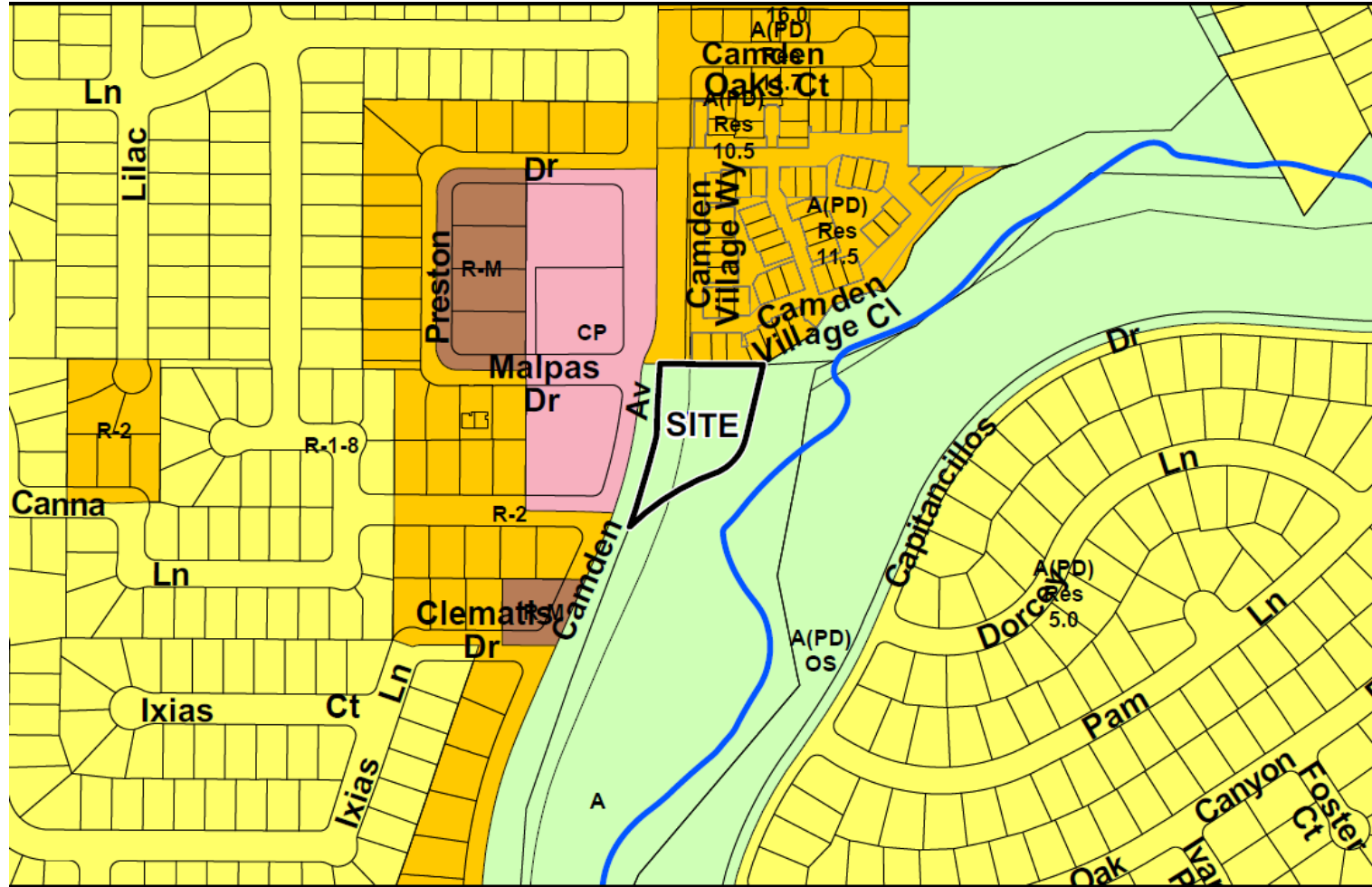
# Item 10.1 (a)

C16-017: Conforming Rezoning for Real Property Located at Camden Avenue.

# General Plan

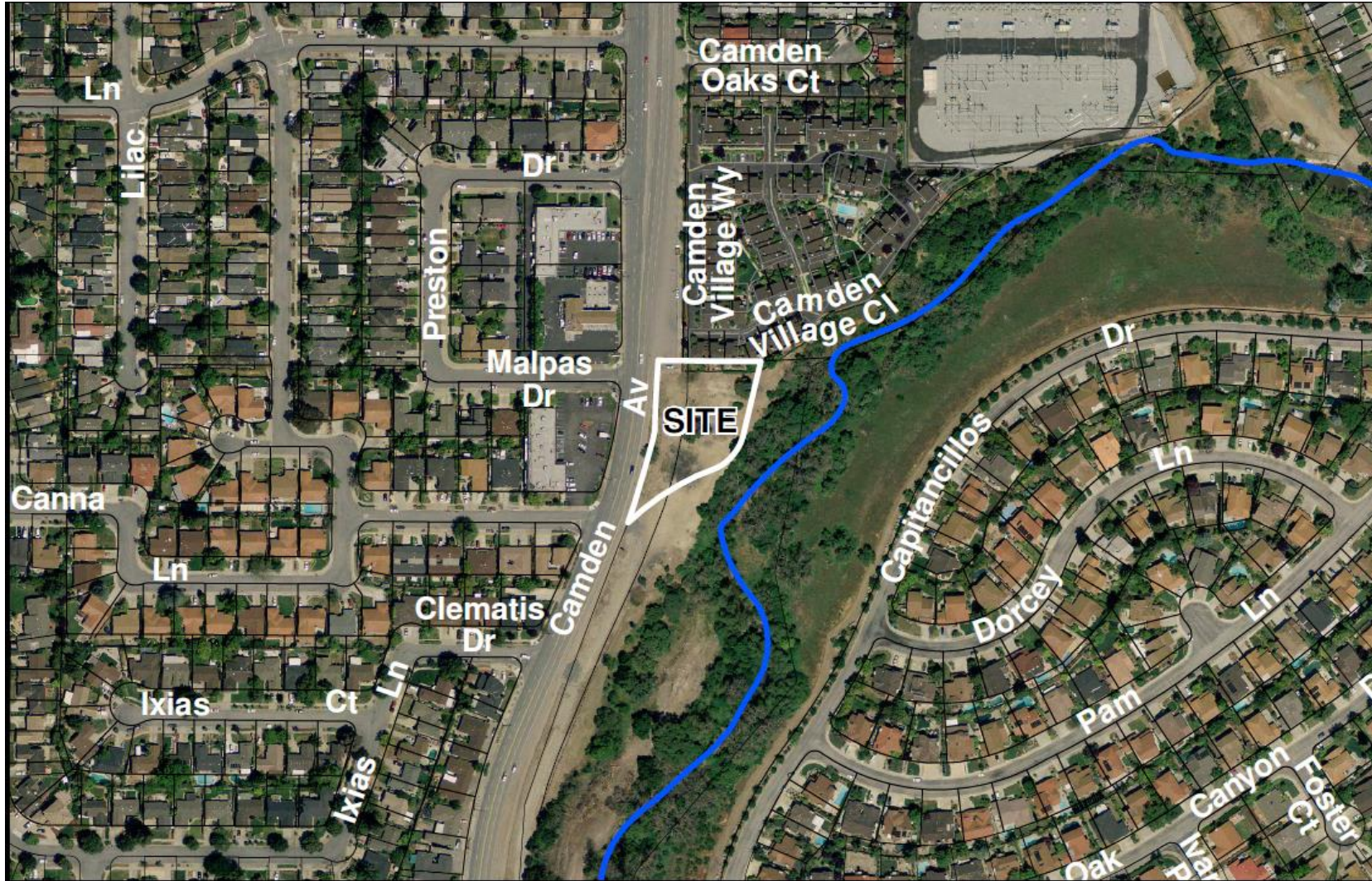


# Existing Zoning





# Aerial

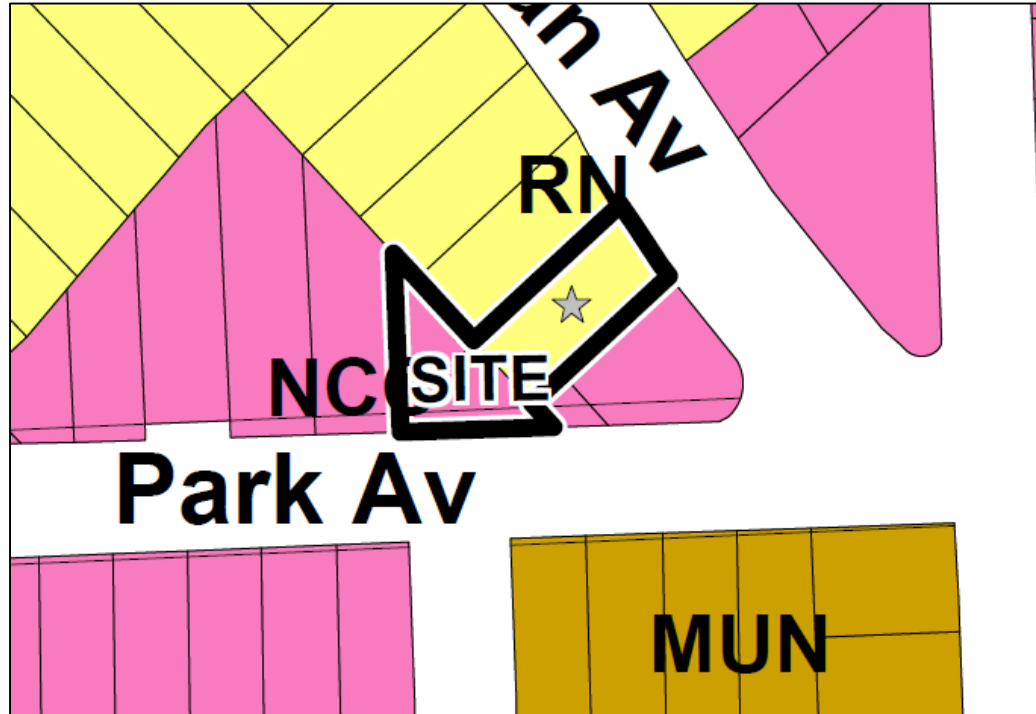


# Item 10.1 (b)

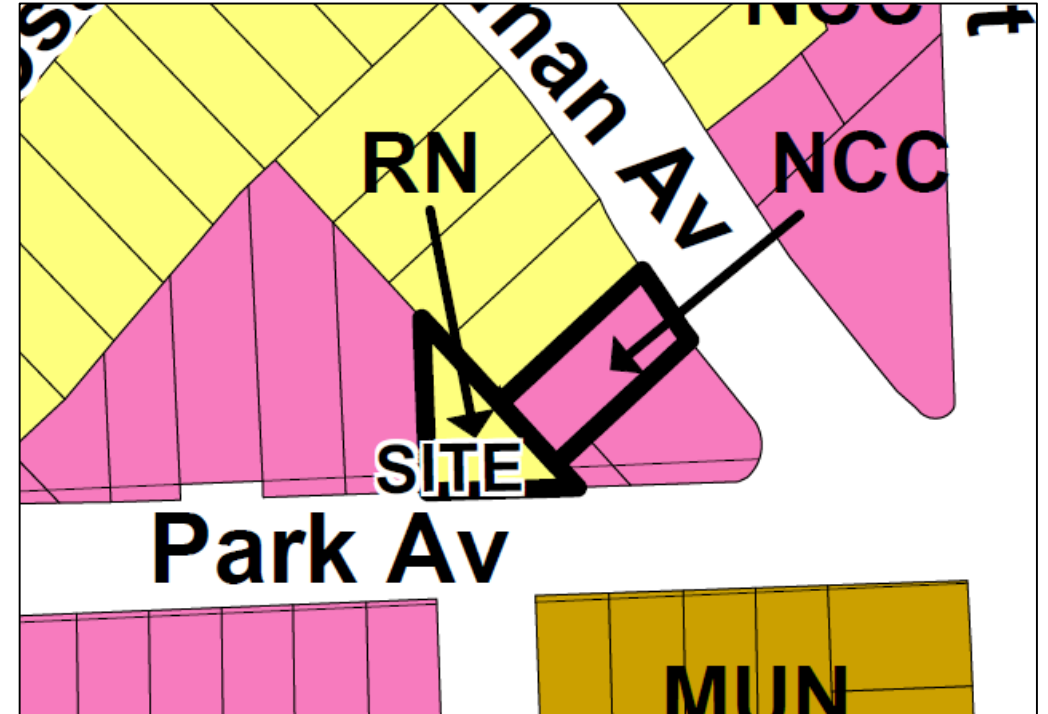
GP18-008 & C18-019: General Plan Amendment: Land Use Designation and Conforming Rezoning for Real Property Located at 1131 Park Avenue and 15 and 17 Tillman Avenue.

# General Plan

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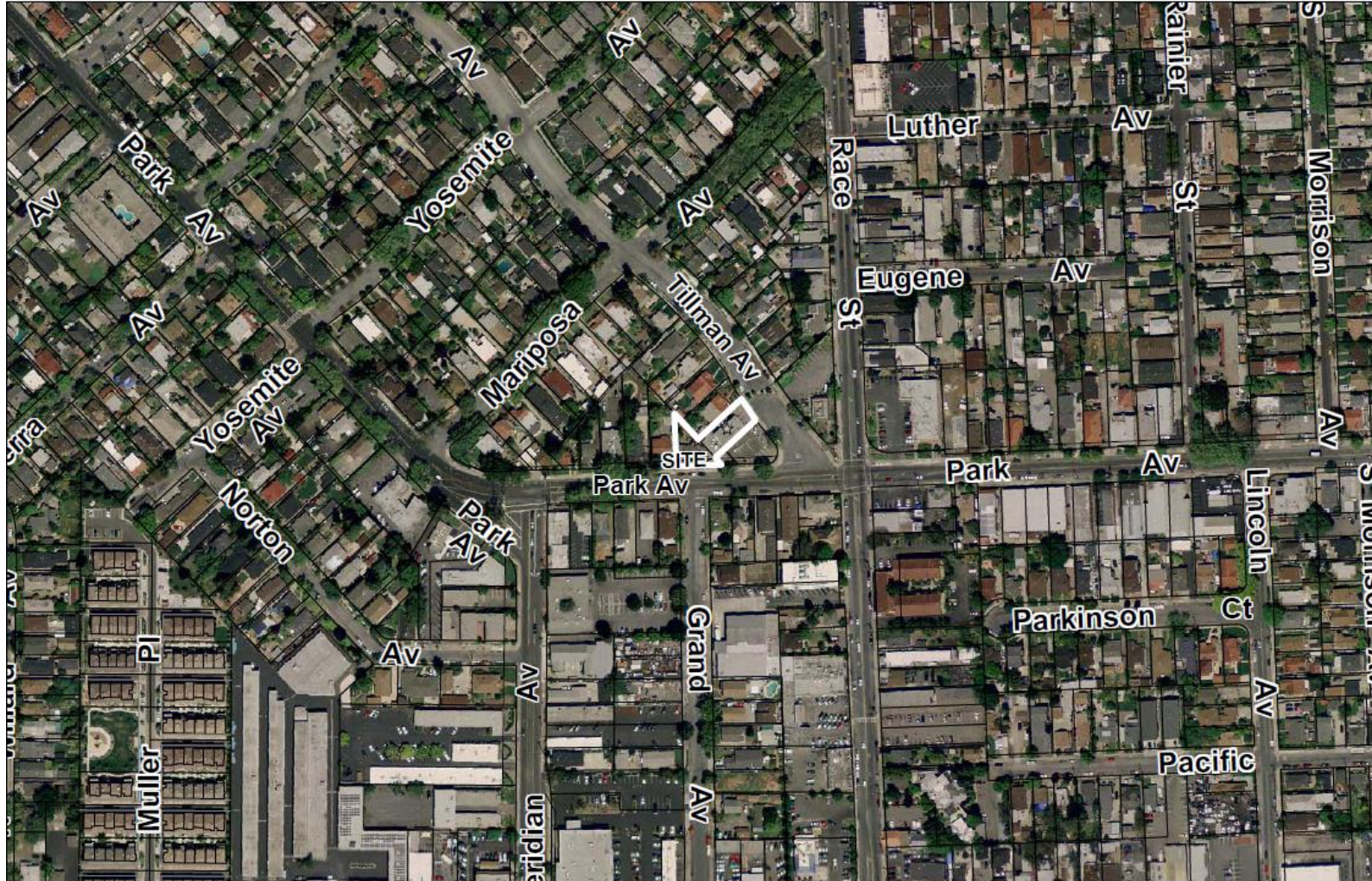
Existing



Proposed



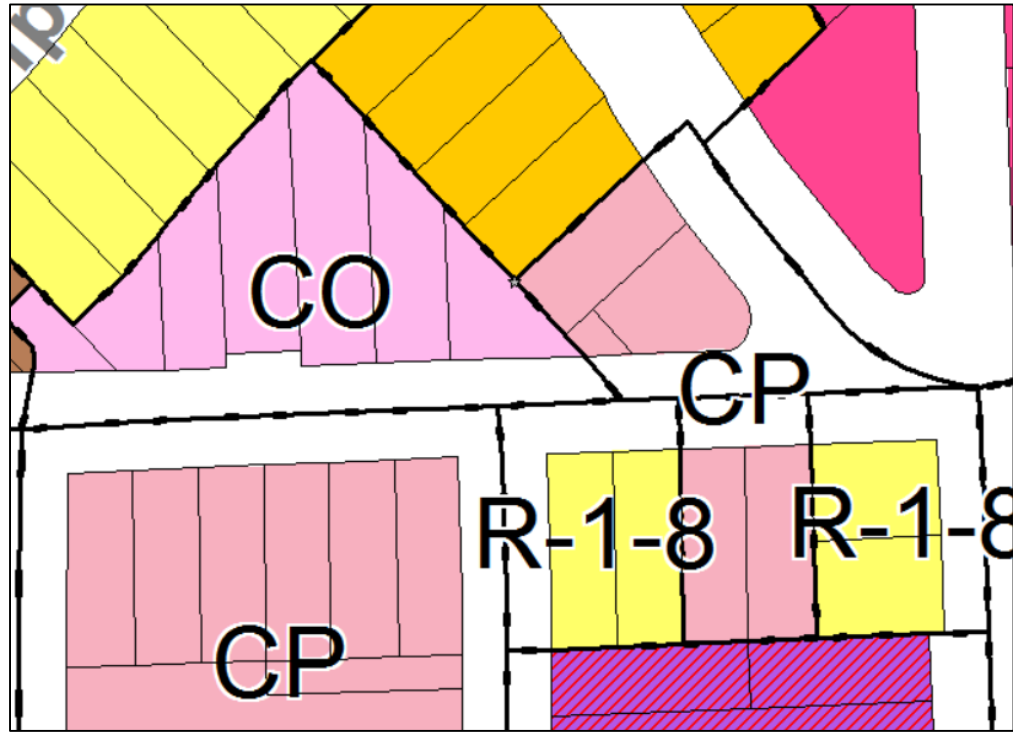
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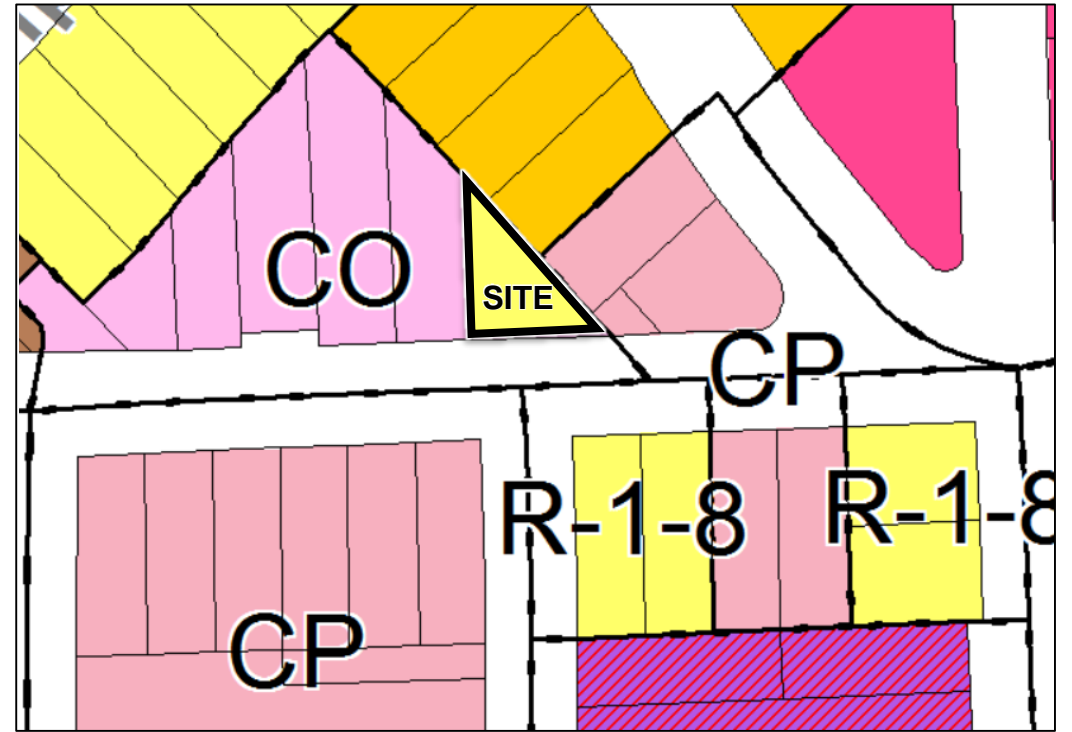


# Zoning

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Existing

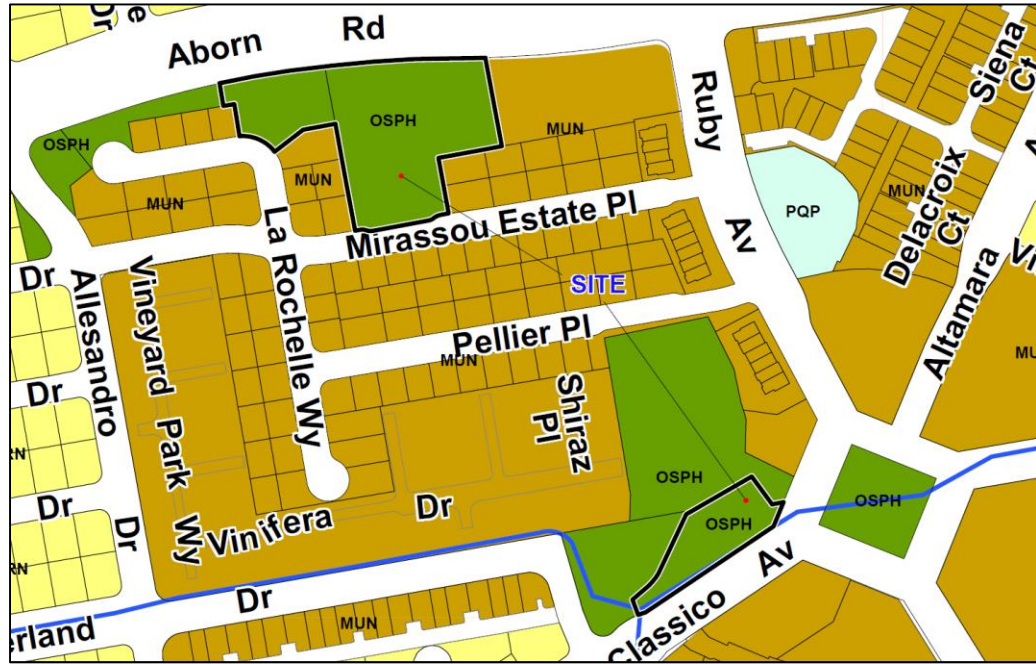


Proposed

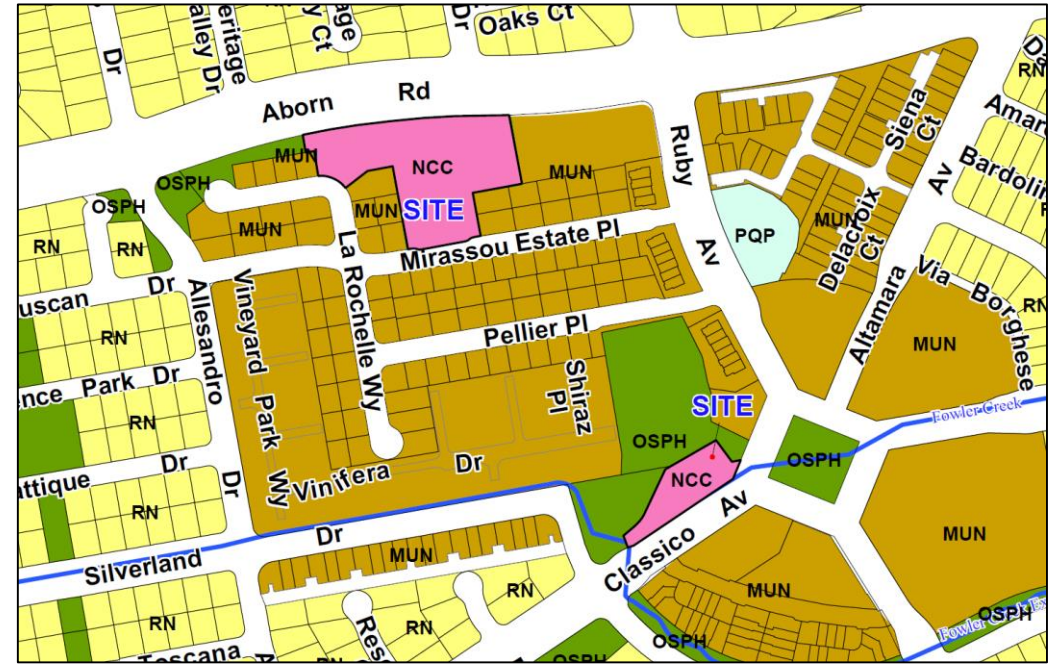
# Item 10.1(c) - DROPPED

GP15-012: General Plan Land Use Amendment: Land Use/Transportation Diagram for Classico Avenue at Evergreen Village Square.

# General Plan



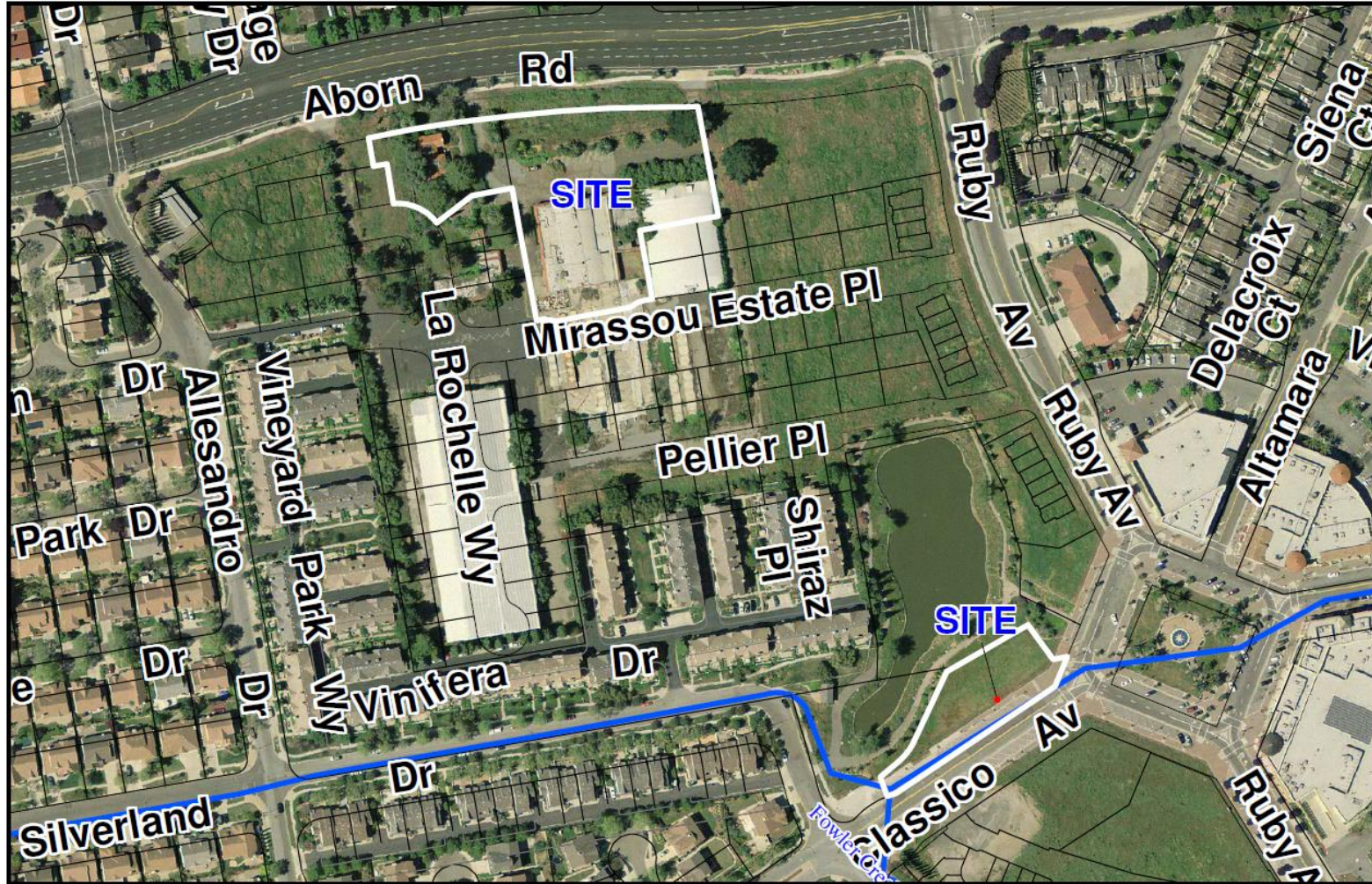
Existing



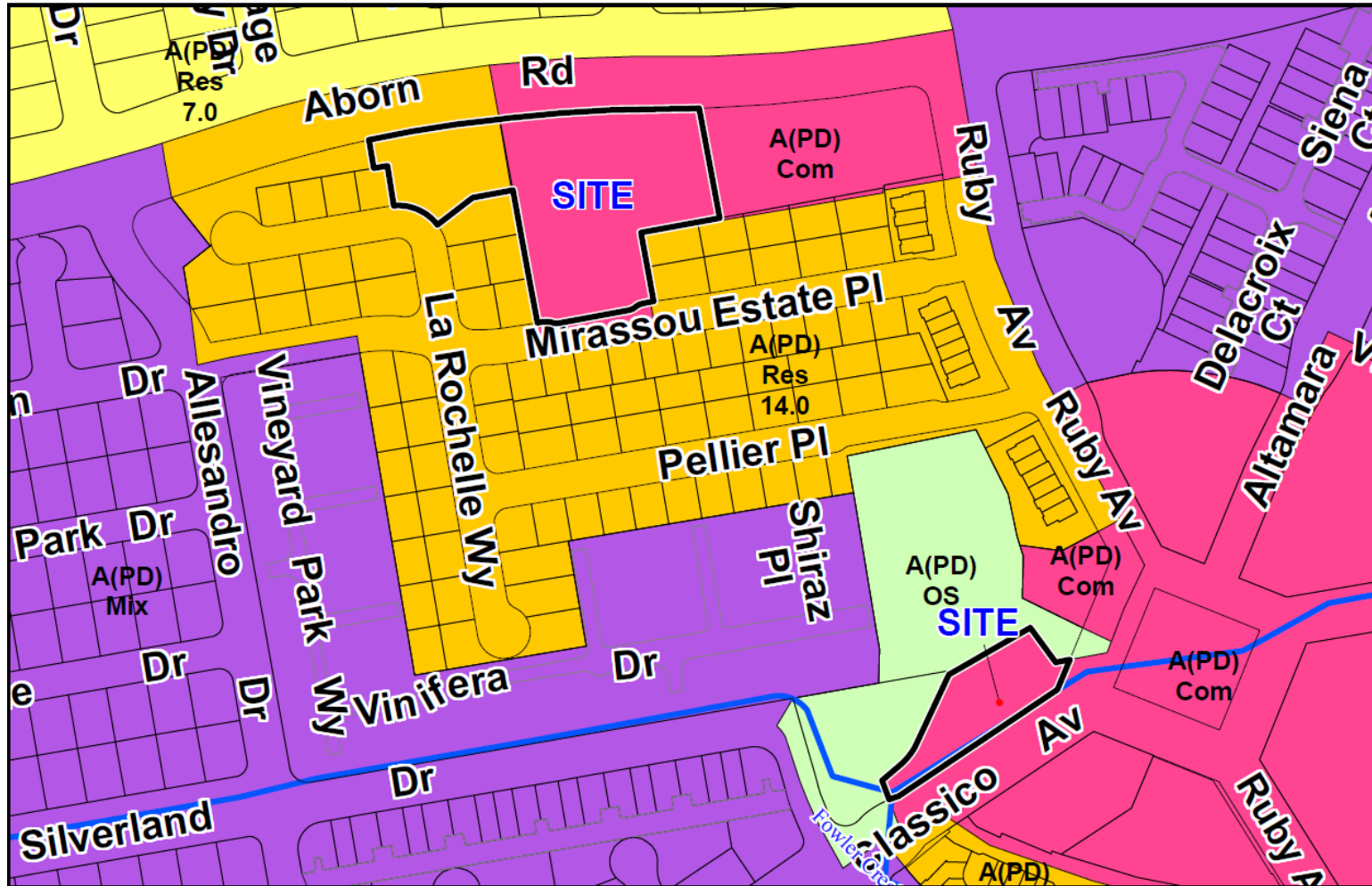
Proposed



# Aerial



# Existing Zoning





# Item 10.1(d)

GPT18-003: General Plan Text Amendment: Minor Revisions



# General Plan Text Amendments

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- **Industrial Park Land Use Designation**: Clarify that flexibility for service commercial uses, including hotels, is also extended to the Edenvale Development Policy area.
- **Interim Uses on Employment Lands**: Update Policy IE-1.11 to clarify that interim development includes the reuse of existing buildings.
- **Urban Villages Design Policies**: Update Policy CD-7.3 to clarify that projects proposed ahead of an approved Urban Village Plan should be consistent with both General Plan design policies and any other applicable design policies.
- **Parameters for Affordable Housing Projects (Policy IP-5.12)**: Revise Policy IP-5.12 to update the parameters for qualifying affordable housing projects in line with current State tax credit law.

# General Plan Text Amendments

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- **Properties with Multiple Land Use Designations**: Add new policy in the “Implementation” to clarify that some flexibility is allowed for development of a site when one property or multiple contiguous properties under single ownership have more than one land use designation.
- **Residential Entitlements in Urban Villages**: Update Appendix 5 (Planned Job Capacity and Housing Growth Areas by Horizon table) to reflect residential entitlements approved in Fiscal Year 2017-18.
- **Minor Errors and Clarifications**: Minor grammatical updates.

# Item 10.1(e)

GPT18-004: General Plan Text Amendment: Housing Preservation and Rehabilitation



# General Plan Text Amendments

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Proposed text amendments related to housing preservation and rehabilitation:

- **Housing – Social Equity and Diversity Policy H-1.3** Create, preserve, and rehabilitate housing opportunities and accessible living environments that allow seniors to age in place, either in the same home, assisted living facilities, continuing care facilities, or other housing types within the same community.
- **Housing – Social Equity and Diversity Policy H-1.9** Facilitate the development, preservation, and rehabilitation of housing to meet San José’s fair share of the County’s and region’s housing needs.

# General Plan Text Amendments

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- **Urban Village Planning Policy IP-5.2** Develop and use an Urban Village Planning process so that each Urban Village Plan can be successfully completed within approximately one year, with the possibility of a longer process in order to conduct sufficient community engagement. The completion of an Urban Village Plan will be followed by completion of environmental review as required for adoption of the Plan. Engage Urban Village area property owners and residents to the fullest extent possible, along with representatives of adjacent neighborhood areas, potential developers and other stakeholders in the Urban Village Planning process.

# Item 10.1 (f)

GPT16-010: Roosevelt Park, Little Portugal, Five Wounds, and 24<sup>th</sup> & William Urban Village Plans Updates



# Roosevelt Park, Little Portugal, Five Wounds, and 24<sup>th</sup> & William Urban Villages

- Originally approved by Council in 2013
- Update Implementation Chapters to align with City Council direction (Implementation Framework)
- “Clean-up” and clarification items
- No changes proposed to Village Plan boundaries
- No changes proposed to General Plan Land Use designations

**ROOSEVELT PARK  
URBAN VILLAGE PLAN**



*Approved by the City Council on November 19, 2013*

**LITTLE PORTUGAL  
URBAN VILLAGE PLAN**



*Approved by the City Council on November 19, 2013*

**Five Wounds  
Urban Village Plan**



*Approved by the City Council on November 19, 2013*

**24<sup>th</sup> and William Urban Village Plan**



*Approved by the City Council on November 19, 2013*

# Text Clean-up and Clarifications

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- **Changes affecting the four Urban Village Plans:**
  - Added Land Use Policy related to affordable housing consistent with Council direction during 2016 Four-Year Review
  - Added language referencing Implementation Framework throughout documents
- **Roosevelt Park**
  - Clarified FAR requirements for commercial component of mixed-use development
  - Clarified land use and height diagrams
  - Aligned policies with chapter text
  - Clarified various policies providing more specifics on policy compliance
  - Removed Public Art Policy 2 as work already completed

# Text Clean-up and Clarifications

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- **Little Portugal**

- Revised planned commercial sq. ft. to accurately reflect General Plan planned jobs capacity
- Clarified land use and height diagrams
- Clarified FAR requirements for commercial component of mixed-use development
- Removed Streetscape Policy 2 as funding mechanism already identified
- Added Land Use Policy 10 and Pedestrian Connections Action 1 to support development of pedestrian paseos and identified pedestrian paseo funding mechanism



# Text Clean-up and Clarifications

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- **Five Wounds**

- Clarified the existing/interim and future land use diagram. Added hatch patterns to better distinguish different designations
- Modified Architecture Policy 4, providing additional direction for policy compliance
- Relocated Trail Policies 1-3 to Trail Actions section

# Text Clean-up and Clarifications

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- **24<sup>th</sup> & William**

- Modified employment number and commercial sq. ft. from 124,500 sq. ft. to 30,000 sq. ft. to align with previously approved General Plan Text Amendment (GPT16-009). These jobs numbers were shifted and distributed into other growth areas
- Clarified current and future land use diagrams
- Strengthened FAR requirement for the commercial component of a mixed-use development
- Added Land Use Policy 4 requiring minimum 0.5 FAR for commercial component of mixed-use project
- Clarified pre-BART and post-BART height diagrams to include maximum heights for all properties

# Implementation Chapter and Framework

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- Community-identified amenity priorities for all four Urban Village Plans:
  - Five Wounds Trail Improvements
  - Affordable Housing
  - Urban Plazas
  - Streetscape Amenities
  - Circulation Improvements
  - Public Art
  - Commercial Development
  - Special Financing District



# Recommendation

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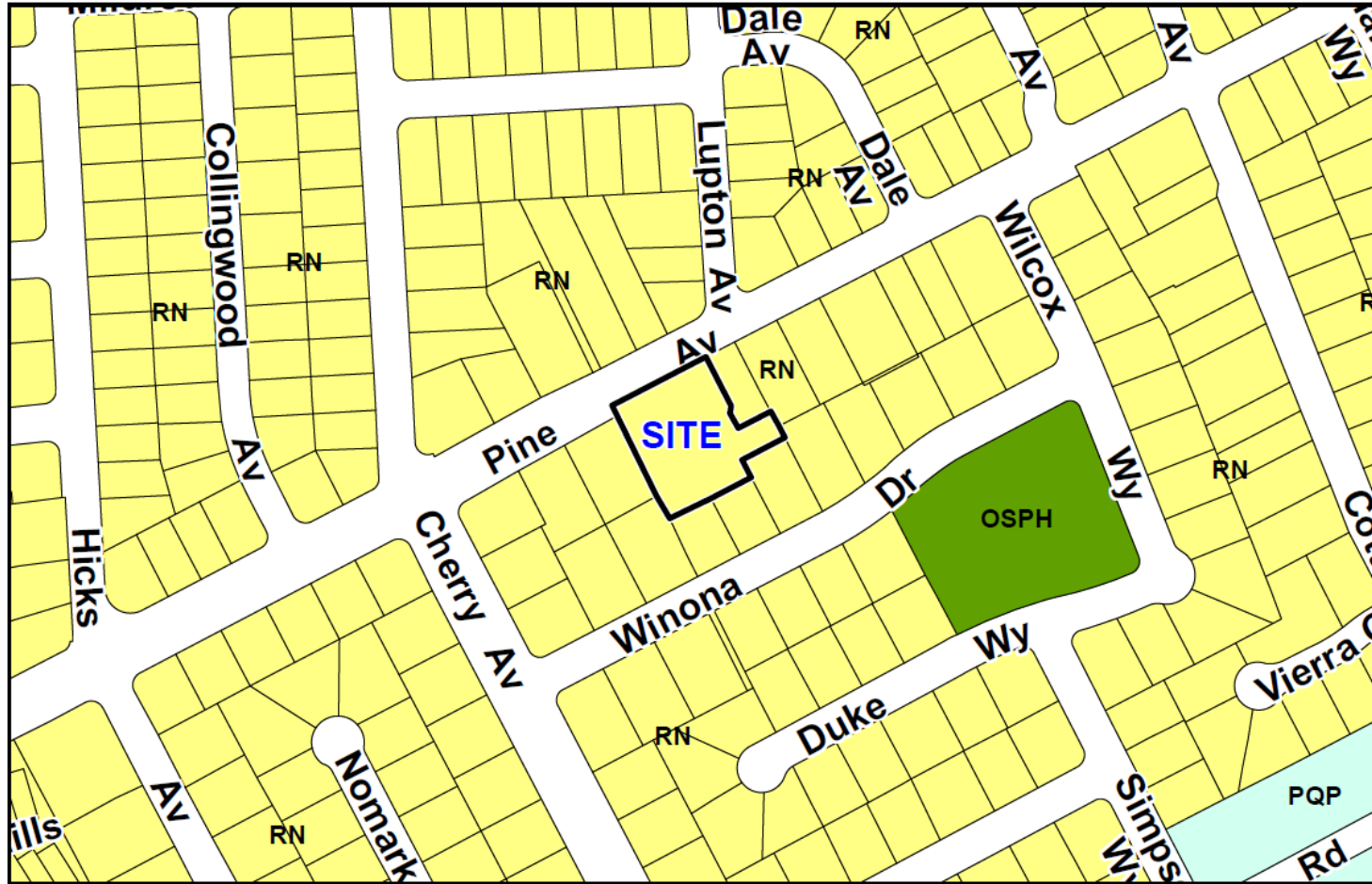
- Consider the Determination of Consistency to the Final Program Environmental Impact Report (EIR) for the Envision San José 2040 General Plan (Resolution No. 76041) and the Supplemental EIR to Envision San José General Plan EIR, Resolution No. 77617, and Addendum thereto, in accordance with CEQA.
- Adopt four resolutions each amending the Roosevelt Park, Little Portugal, Five Wounds, and 24th & William Urban Village Plans, respectively, and to include the modifications to the Five Wounds Urban Village Plan as follows, as recommended by the Planning Commission:
  - Revision of Land Use Policy 5 in the Five Wounds Urban Village Plan. The revised Land Use Policy reads as follows: Land Use Policy 5: New fully commercial development should be built at Floor Area Ratios of 0.75 or greater.
  - Addition of Land Use Policy 7 in the Five Wounds Urban Village Plan. The new policy supports the land use discussion and provides an avenue to implement the intent of this Urban Village Plan. The new Land Use Policy reads as follows: Land Use Policy 7: The required FAR for the commercial component of a mixed-use project shall be 0.75 FAR.

# Item 10.1 (g)

HL18-001 & MA18-001: Historic Landmark Nomination and Historical Property Contract for Edwin and Mary Wilcox House Located at 1300 Pine Avenue

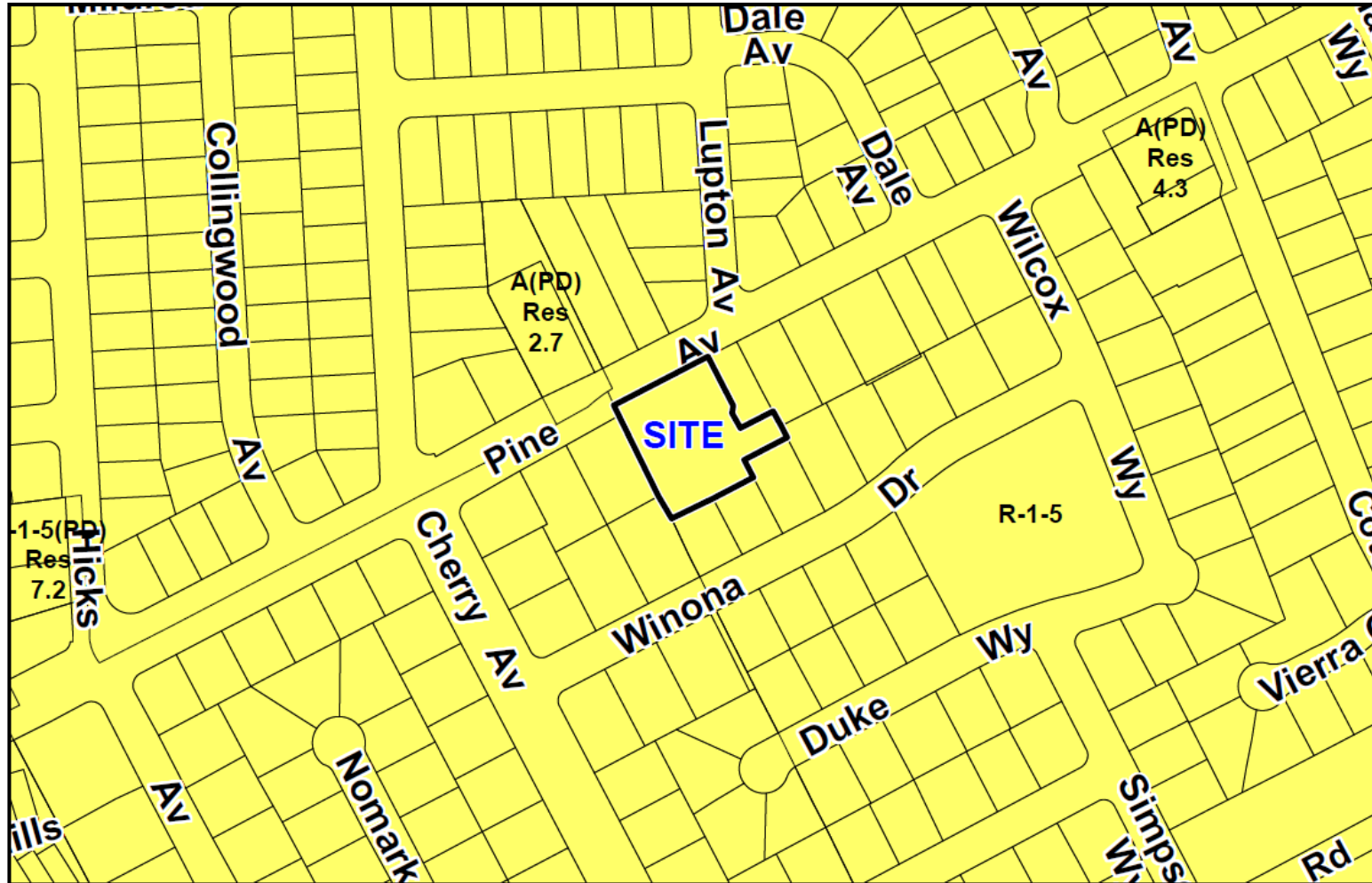
# General Plan

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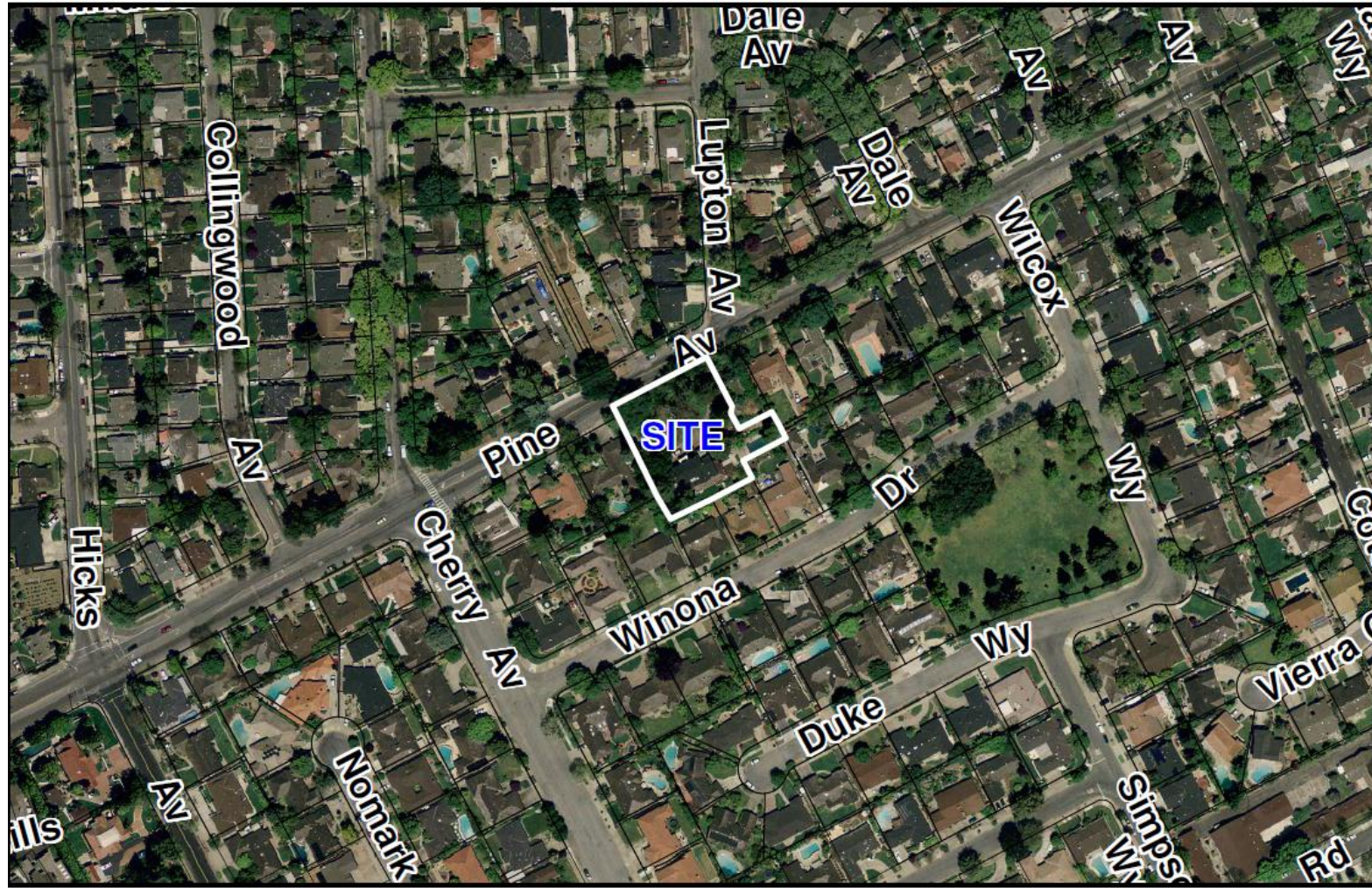




# Existing Zoning



# Aerial

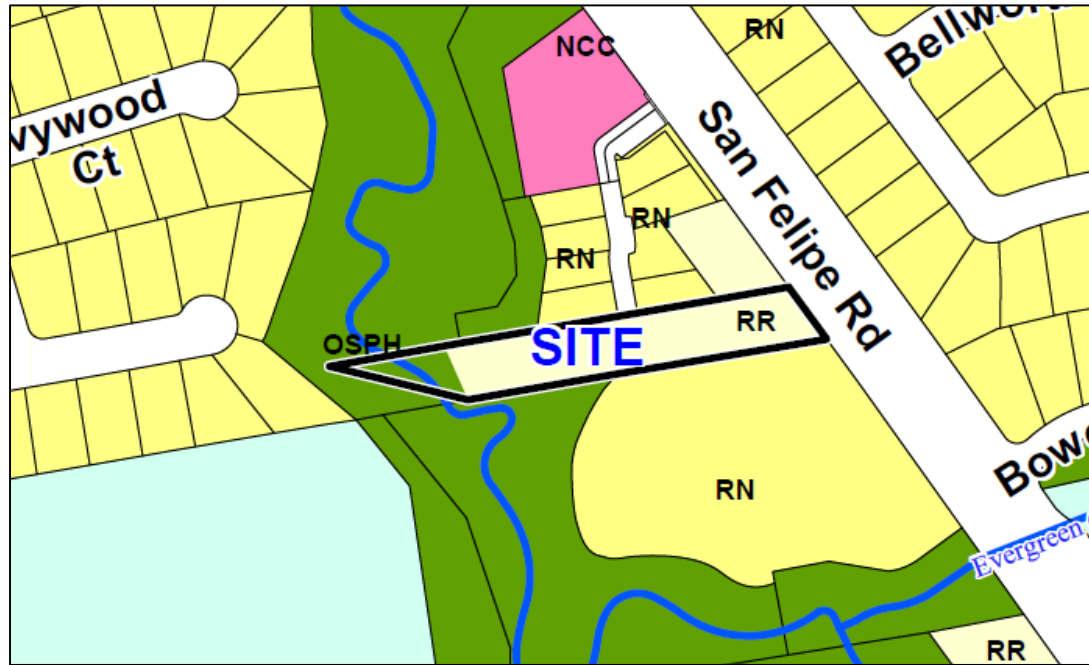




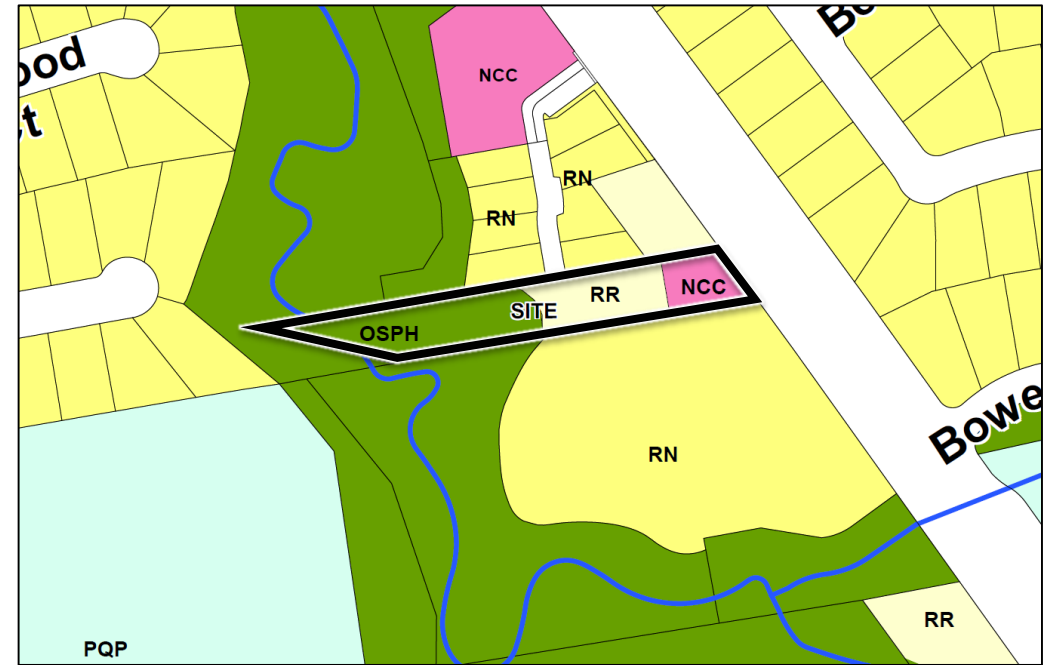
# Item 10.2

GP18-001: General Plan Amendment: Land Use Designation for Real Property Located at 4349 San Felipe Road

# General Plan

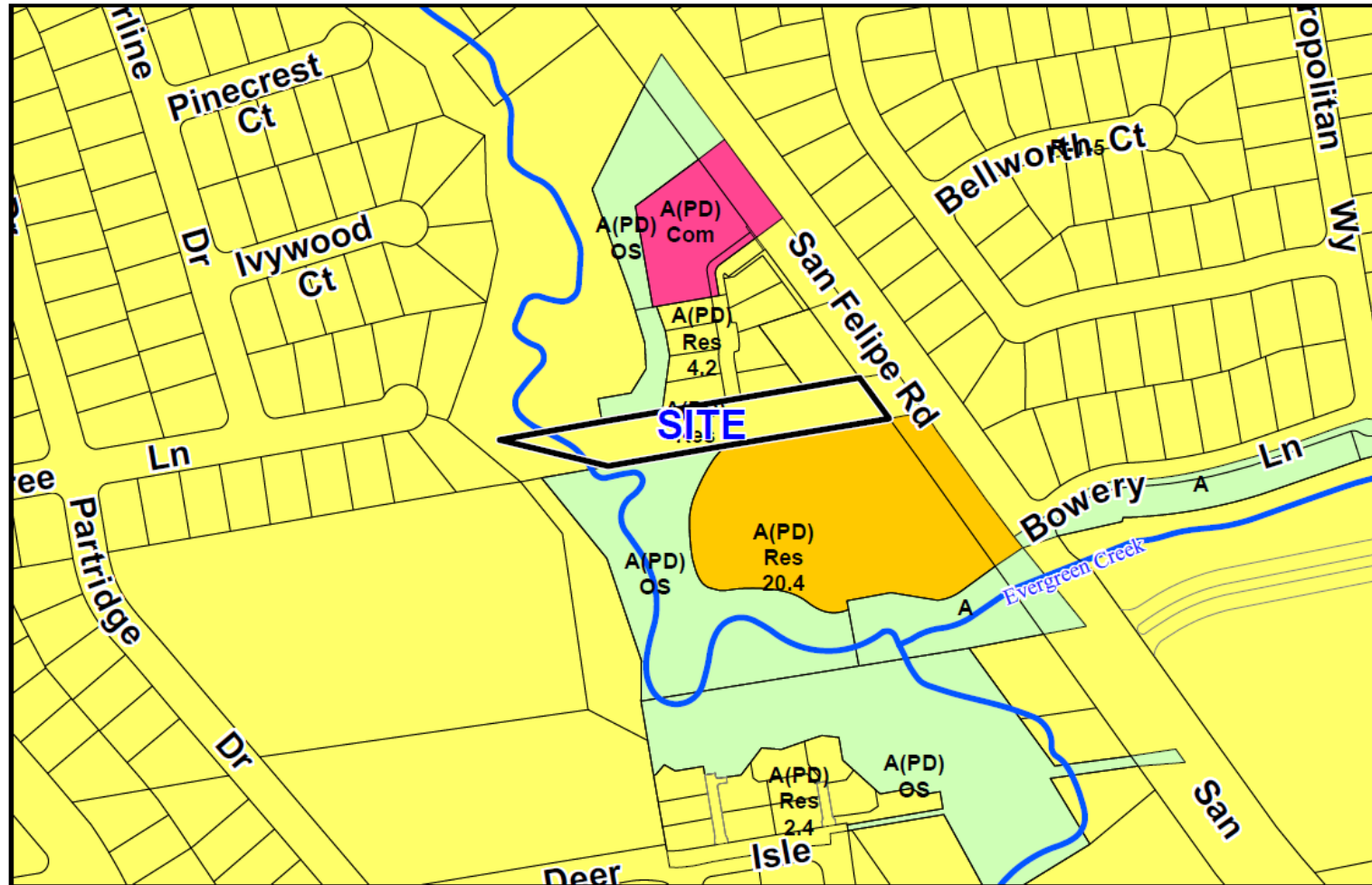


Existing



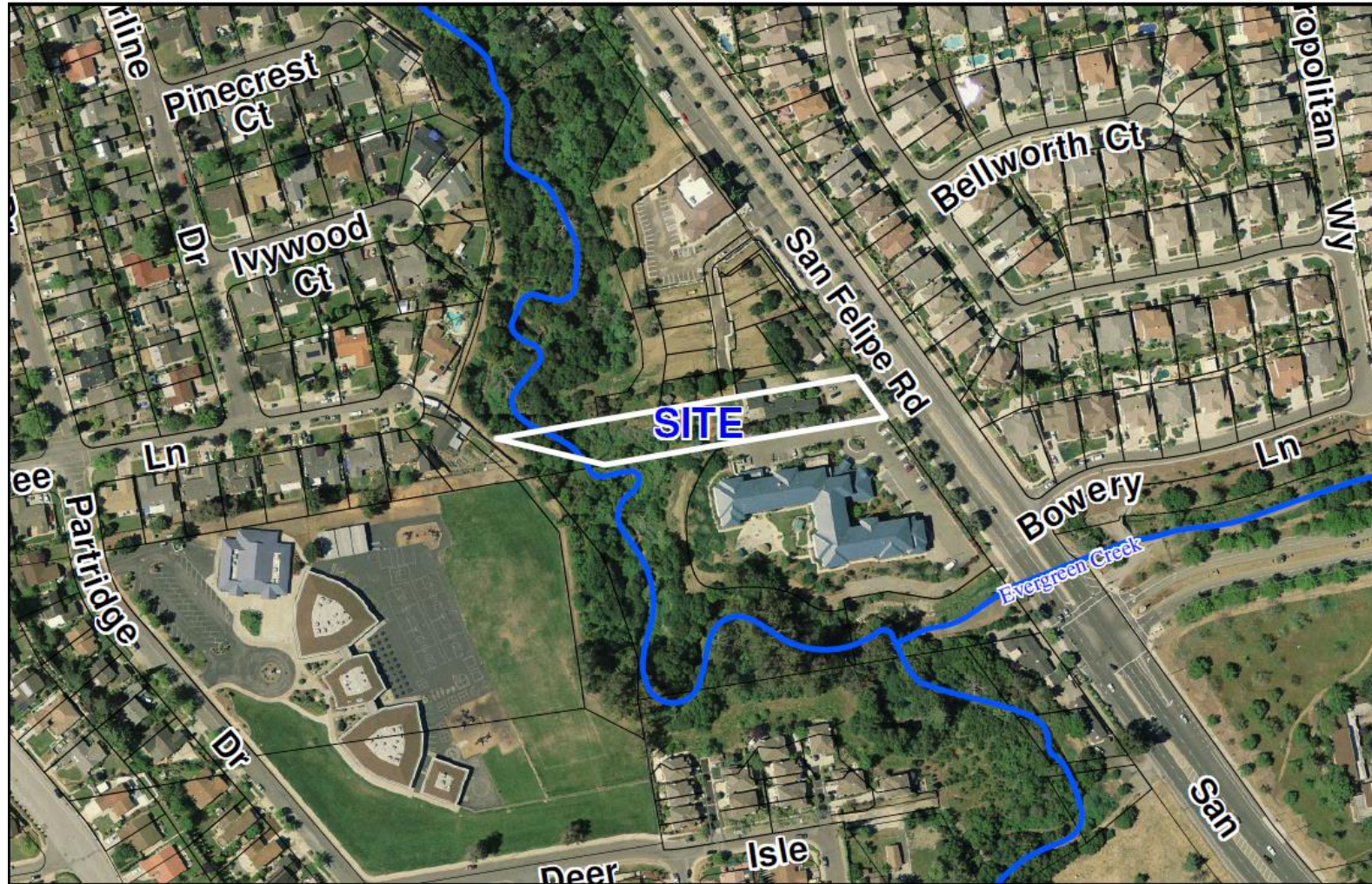
Proposed

# Existing Zoning





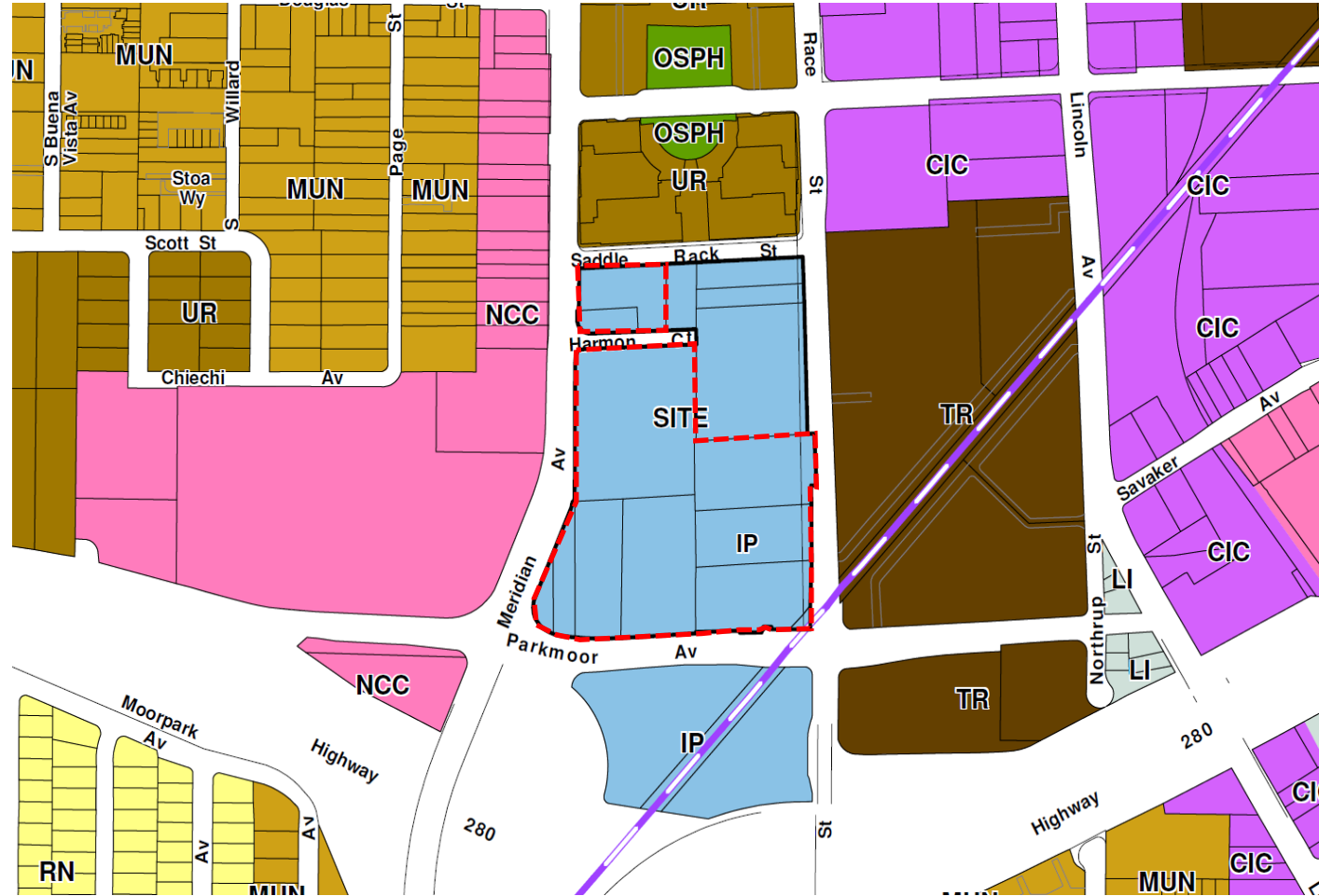
# Aerial



# Item 10.3

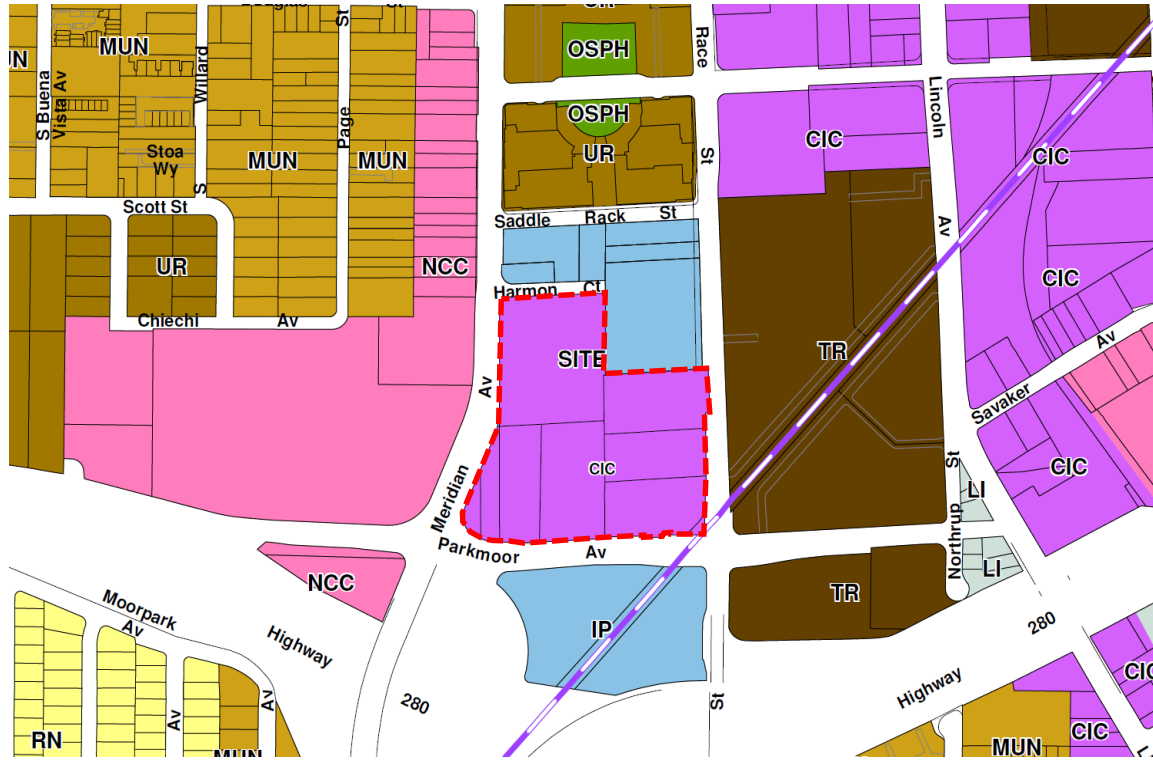
GP18-002: General Plan Amendment: Land Use/Transportation  
Diagram for 550/570 Meridian Avenue

# General Plan - Existing

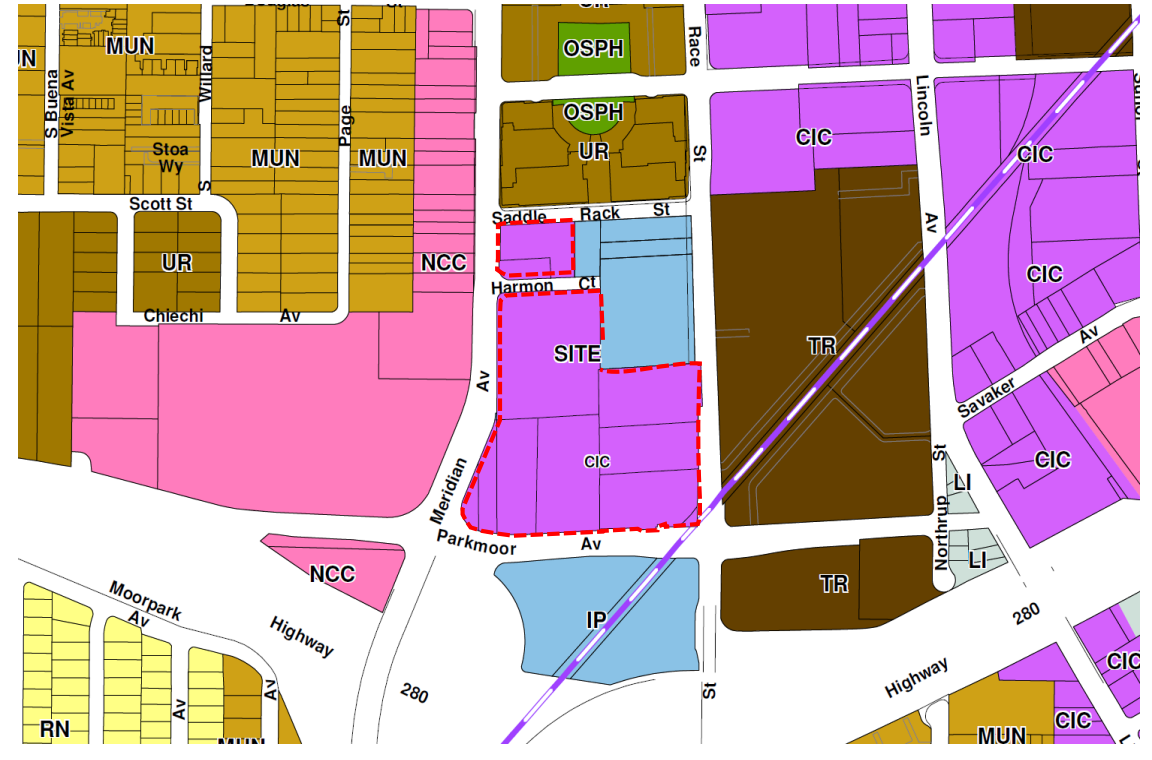




# General Plan - Proposed

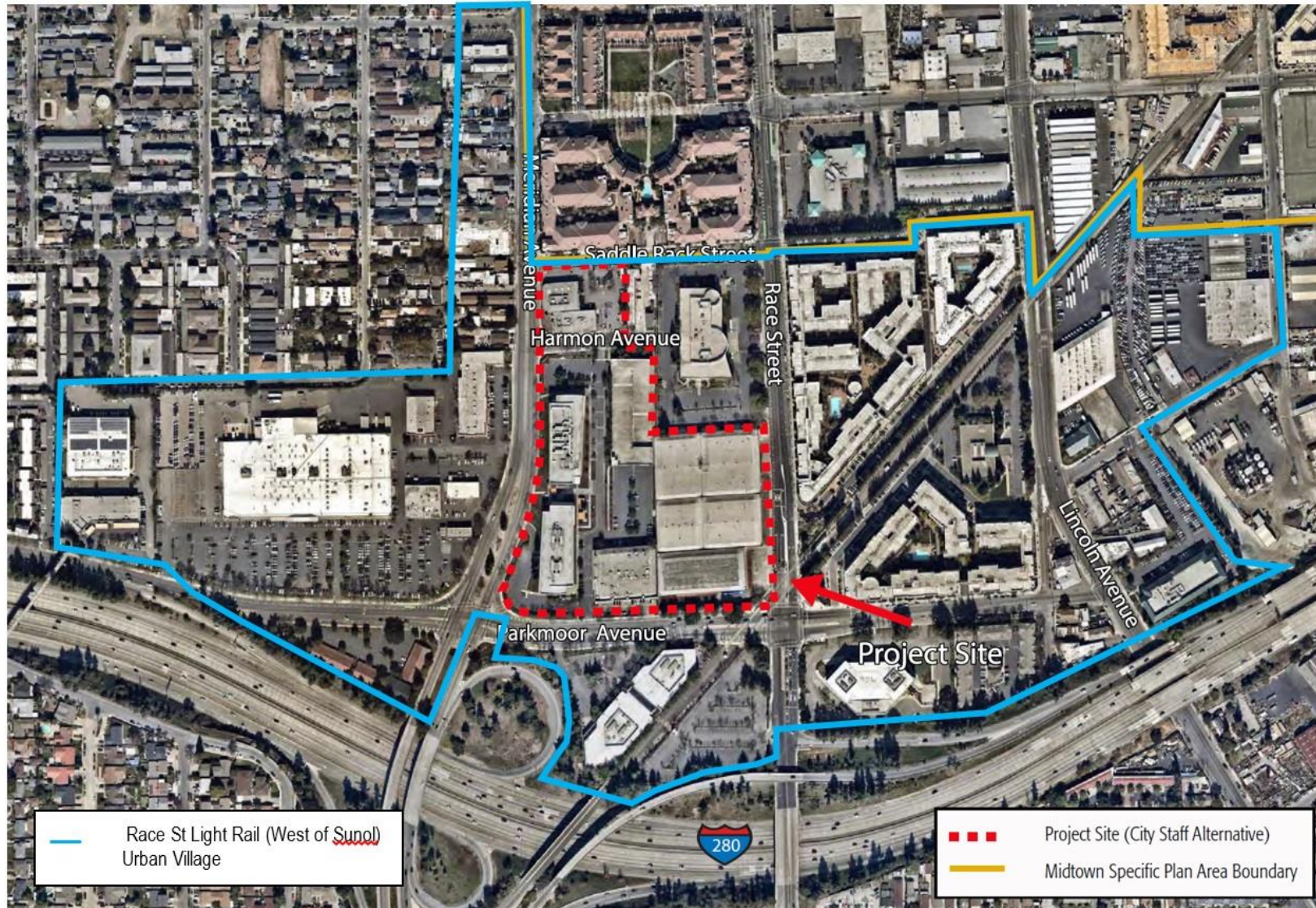


Applicant's Proposal



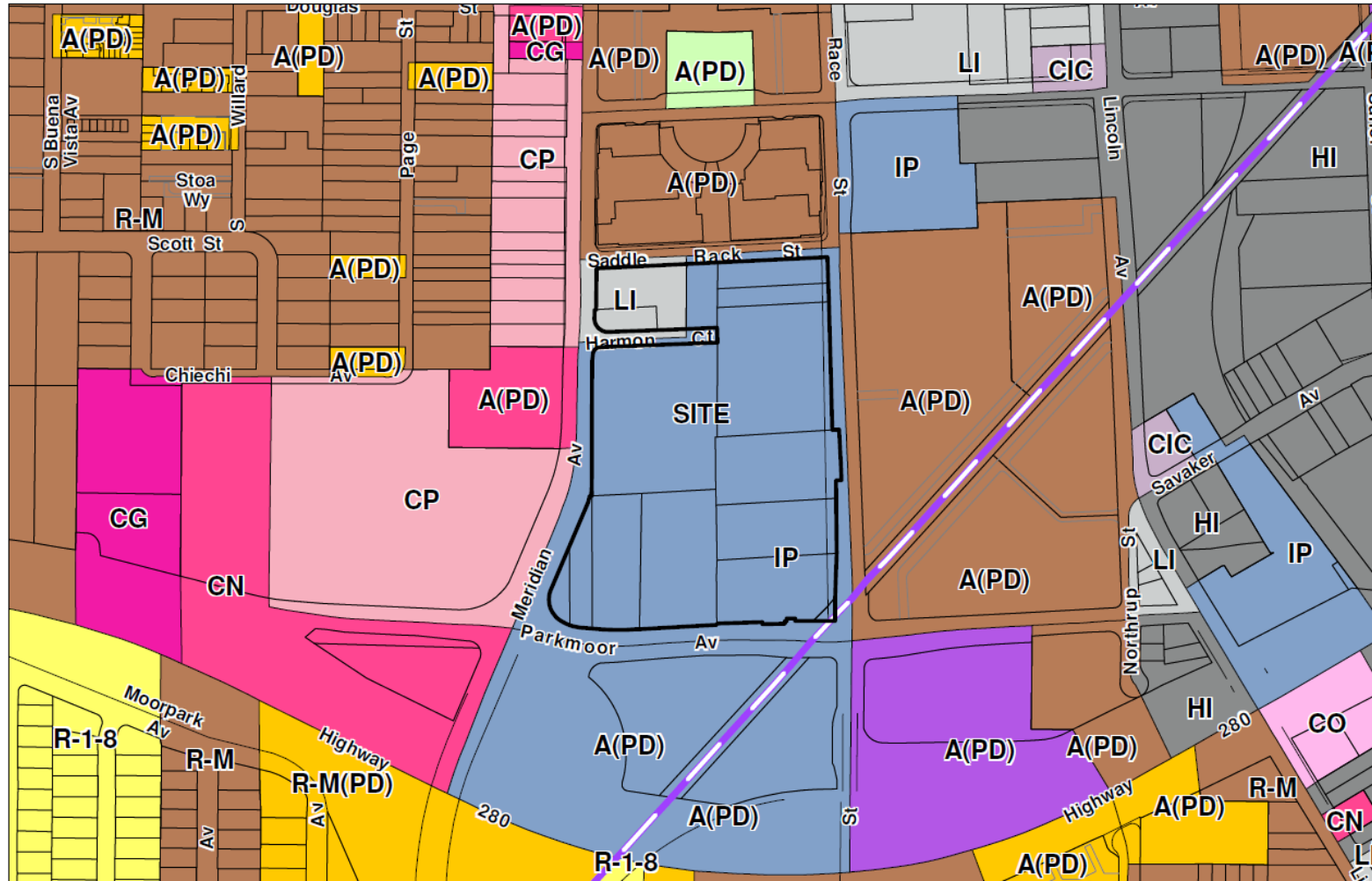
Staff Alternative and  
Planning Commission Recommendation

# Aerial





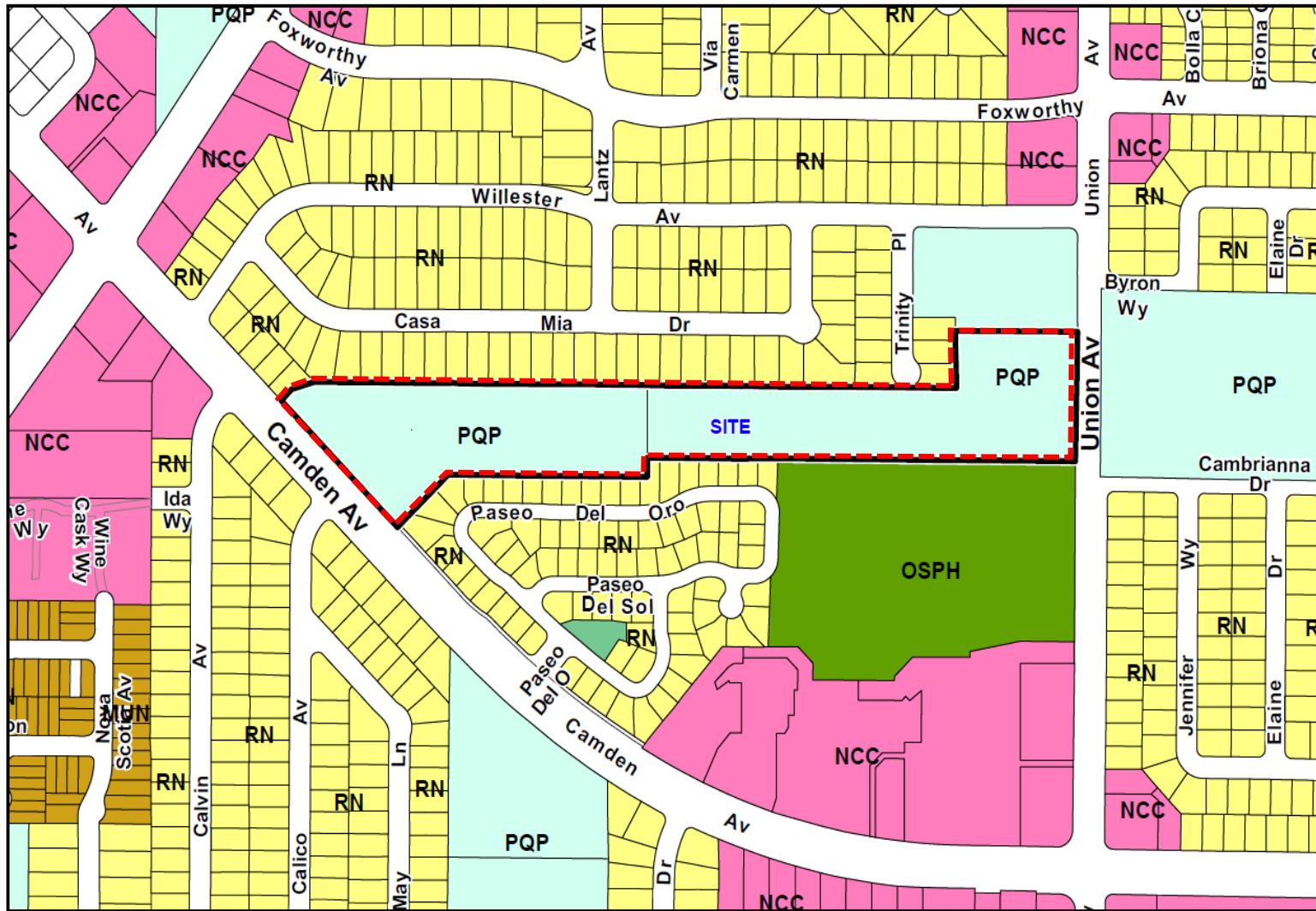
# Existing Zoning



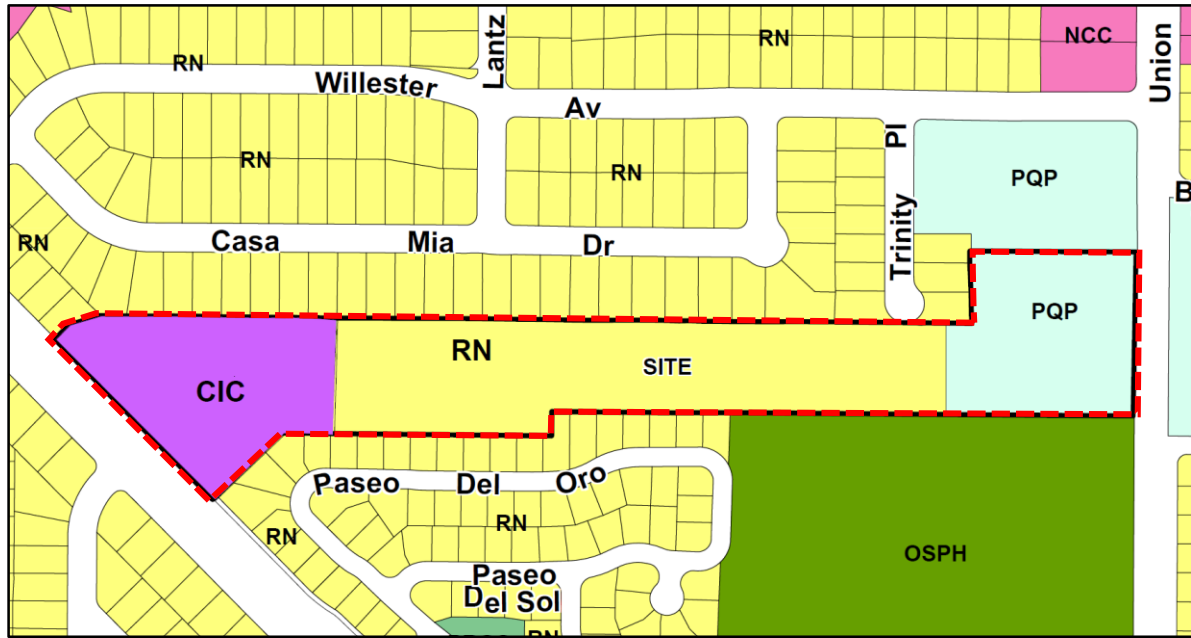
# Item 10.5

GP18-004: General Plan Amendment: Land Use/Transportation Diagram for Property Located at 3235 Union Avenue and 2223 Camden Avenue.

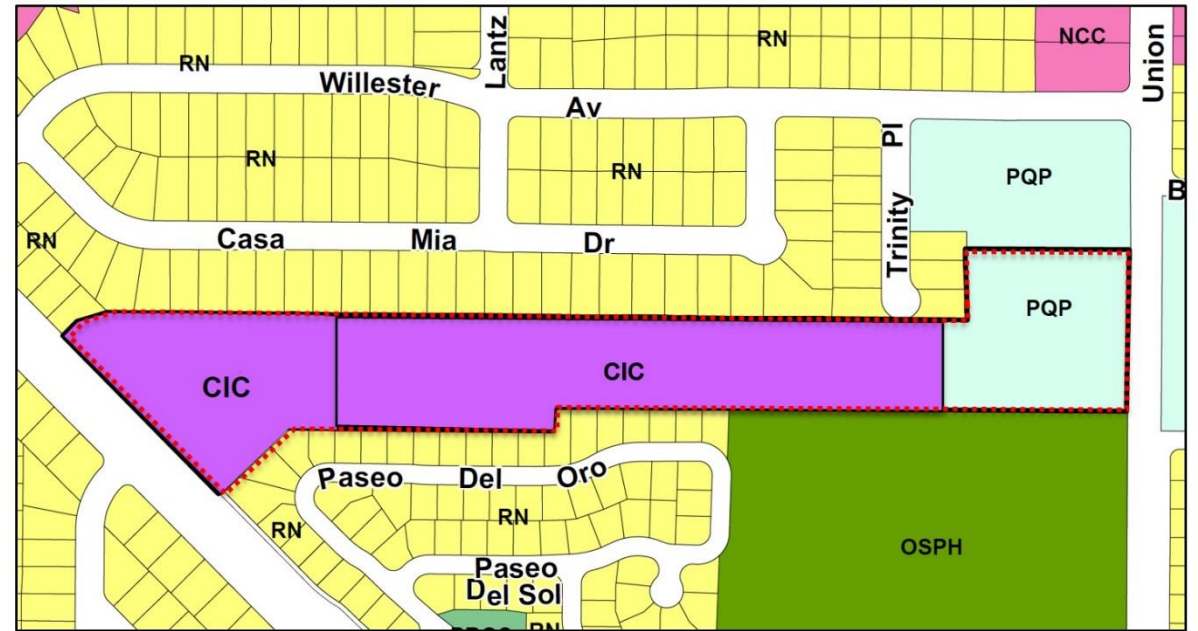
# General Plan - Existing



# General Plan - Proposed



Applicant's Proposal and  
Planning Commission Recommendation



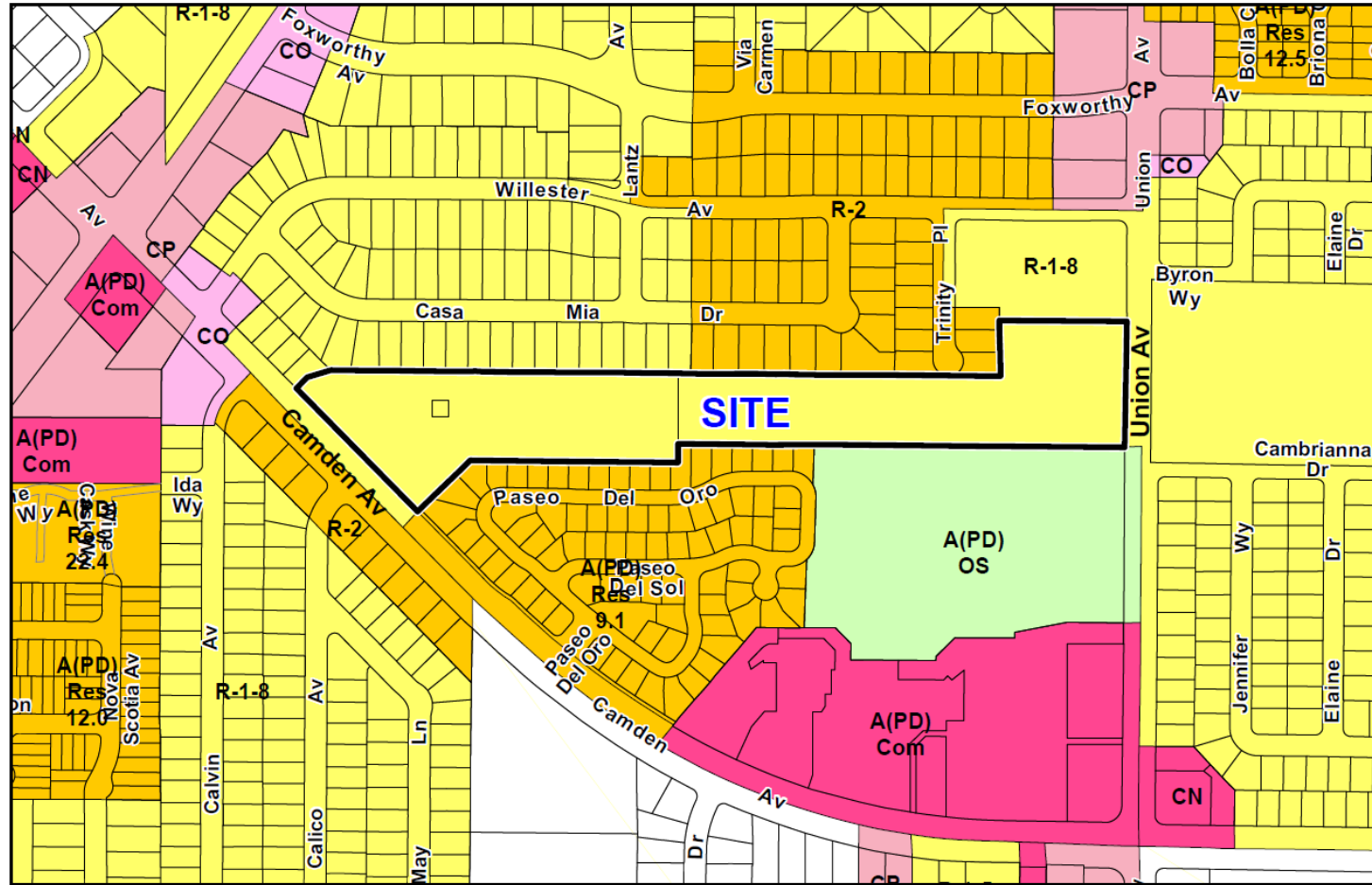
Staff Recommendation







# Existing Zoning



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