

City Council Hearing

December 15, 2020



*Planning, Building and
Code Enforcement*

Item 10.3

GPT20-001 - Privately-Initiated General Plan Text Amendment to Modify the Five Wounds Urban Village Plan.

Presenter: Rosalynn Hughey, Director, PBCE

Proposed Amendment Description

General Plan text amendment to the Five Wounds Urban Village Plan to:

- 1. Modify Interim Policies** to allow transit-supportive development to move ahead of the full funding of the 28th Street/Little Portugal BART station
- 2. Revise the Urban Village land use designation**
 - *Increase residential density* from 95 to 250 dwelling units per acre
 - *Reduce the minimum commercial/office density requirement* (or Floor Area Ratio) from 0.75 to 0.10 for projects less than 1.5 acres or west of the Five Wounds Trail



Figure 1
Five Wounds Village Existing/Interim Land Use Diagram

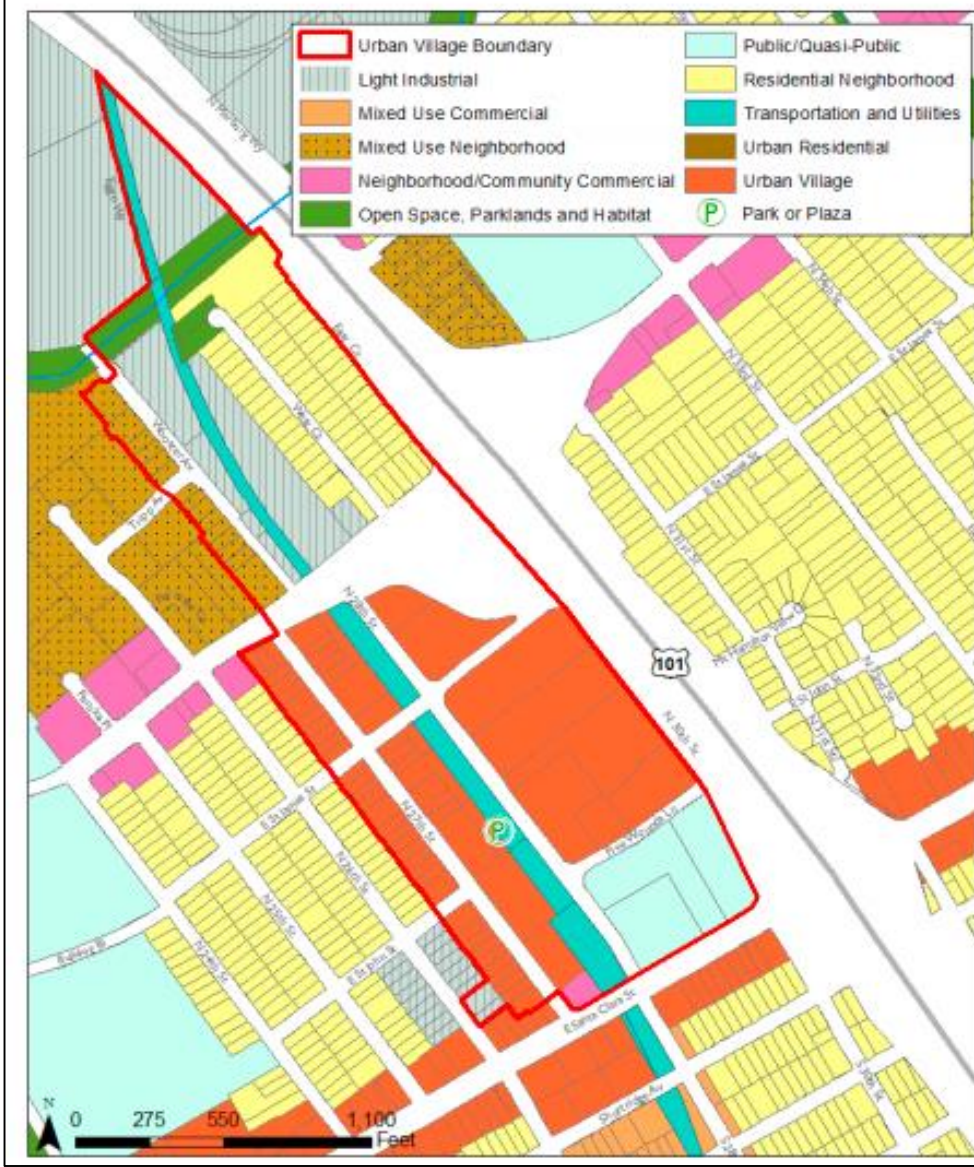
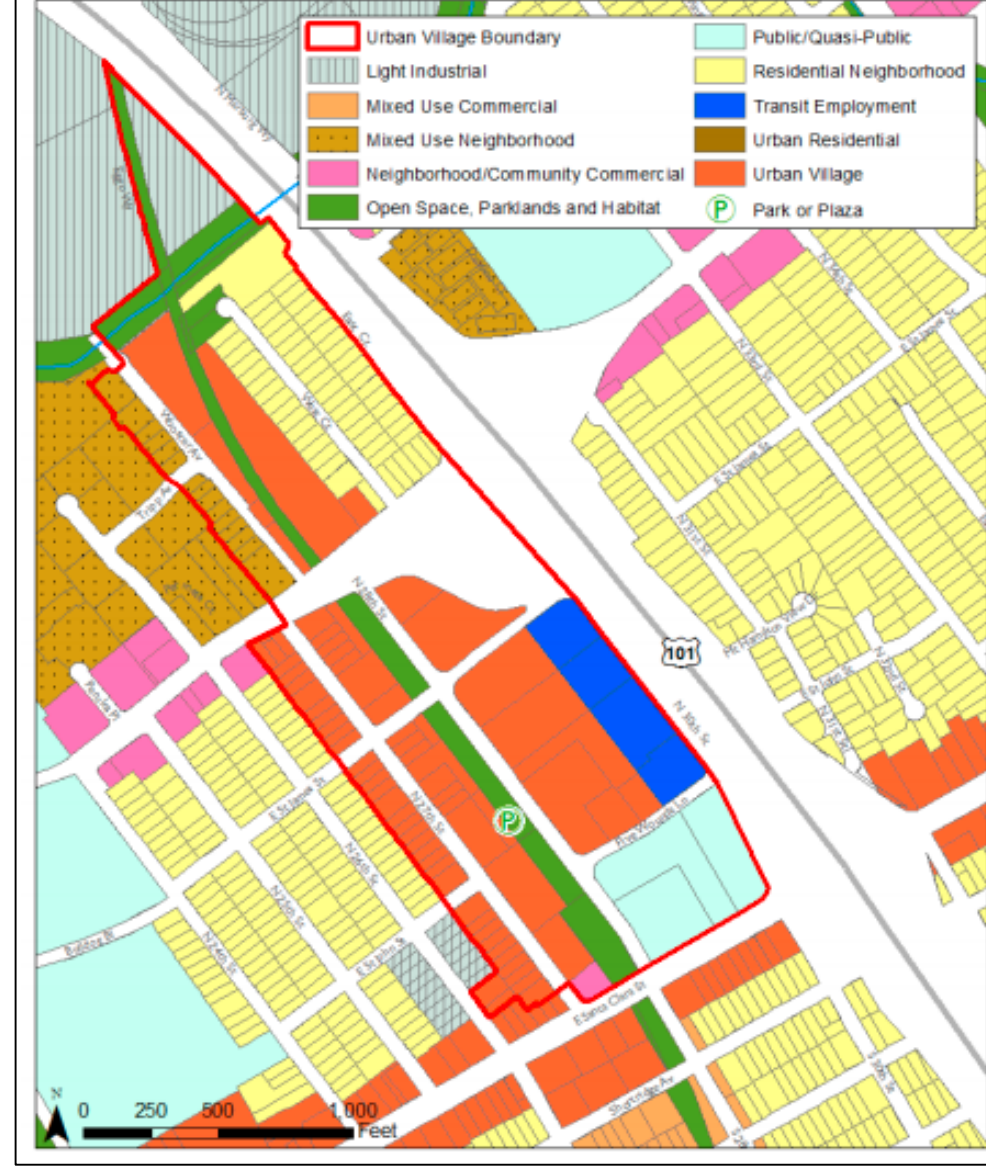


Figure 2
Five Wounds Village Future Land Use Diagram



Interim Land Use Policies

Existing:

- Projects that must wait until the full funding of the 28th Street BART station
 - Non-Commercial/Industrial Projects on properties with interim CIC land use designation (Policy 1)
 - Residential/Mixed-use Projects (Policy 2)
 - Signature Projects/Residential Pool Policy Projects (Policy 4)

Proposed Amendment:

- Revise Interim LU Policy 1, 2, and 4
 - Allow mixed-use projects to move forward ahead of the full funding of the 28th Street/Little Portugal BART Station if they are 75 DU/AC+
- No change to Interim LU Policy 3
 - Protects area closest to future BART station from development until full funding of station

Interim Land Use Policy 1

Until such time the Valley Transportation Authority (VTA) has secured a Full Funding Grant Agreement for the planned 28th Street BART station, this Village Plan supports uses consistent with those allowed by the Combined Industrial/Commercial General Plan Land Use designation on those properties designated as Urban Village on the Existing/Interim Land Use Diagram (Figure 1). *Proposed mixed-use developments exceeding 75 DU/AC on properties designated as Urban Village on the Future Land Use Diagram (Figure 2) may proceed ahead of VTA securing a Full Funding Grant Agreement for the planned 28th Street BART station.*

Interim Land Use Policy 2

No residential development shall occur on properties designated Urban Village until the City Council allocates residential growth from Horizon II and the Valley Transportation Authority (VTA) secures a Full Funding Grant Agreement for the 28th Street BART station, *with the exception of residential developments with a minimum density of 75 DU/AC.*

Interim Land Use Policy 4

The General Plan “Signature Project” policy (General Plan Urban Village Planning Policy IP-5.10) and the General Plan “Pool Project” policy (General Plan General Plan Phasing/Planning Horizons/Major Review Policy IP-2.11) shall not be applicable on properties with an Urban Village Land Use designation until the Valley Transportation Authority (VTA) secures a Full Funding Grant Agreement for the 28th Street BART station, *with the exception of residential developments with a minimum density of 75 DU/AC.*

Urban Village Land Use Designation

Existing

- Residential Density: Up to 95 DU/AC
- Commercial Density: Minimum FAR 0.75 (3 to 9 stories)
- Primarily a commercial designation that also allows residential uses in a mixed-use format (both vertical and horizontal allowed)

Proposed Amendment

- Residential Density: Up to 250 DU/AC
- Commercial Density: Minimum FAR 0.75 (3 to 9 stories)
 - An exception for projects less than 1.5 acres or west of the planned Five Wounds Trail, which require a FAR of 0.10.
- No change in uses

Planning Commission Recommendation

- December 2, 2020 meeting
- Recommended the City Council approve the modified (not changing minimum 0.75 commercial FAR requirement) General Plan Text Amendment for the Five Wounds Urban Village to:
 - 1) Modify the Interim Land Uses and Land Use Policies to allow transit supportive development to move ahead of the full funding of the 28th Street/Little Portugal BART station; and
 - 2) Revise the Urban Village land use designation to increase residential density from 95 to 250 dwelling units per acre (DU/AC)

Q&A / Discussion