

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 MAKE MINOR
MODIFICATIONS AND CLARIFYING REVISIONS**

Fall 2017 General Plan Amendment Cycle (Cycle 3)

File No. GPT17-003

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 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 11, 2017, the Planning Commission held a public hearing to consider the proposed text amendment to the General Plan to make minor modifications and clarifying revisions, File No. GPT17-003 specified in Exhibit "A" hereto ("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 José 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 José, 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 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;

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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 No. GPT17-003 is 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.

ADOPTED this ____ day of _____, 2017, 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. GPT17-003. Various amendments of the General Plan text as follows:

1. The following sections of Chapter 1 of the General Plan are amended as follows:

a. “Major Strategy #5 – Urban Villages” section, paragraph 7 (p. 19) is amended to read as follows:

“Development of Urban Villages at environmentally and fiscally beneficial locations throughout the city is a key Plan strategy. Focusing new job and housing growth to build attractive, compact, walkable urban districts or “Urban Villages” will enable location of commercial and public services in close proximity to residential and employee populations, allowing people to walk to services while also providing greater mobility for the expanding senior and youth segments of the population.”

b. “Major Strategy #9 – Destination Downtown” section, paragraph 6 (p. 24) is amended to read as follows:

“The Plan recognizes the city’s Downtown as the symbolic, economic, and cultural center of San José and supports a significant amount of job and housing growth within the Downtown area. The Plan policies address how the Downtown is a:

- Unique urban destination
- Cultural center of the Silicon Valley
- Growing employment and residential center”

2. Chapter 4, entitled “Quality of Life,” “Community Design” section, Policy CD-2.3 is amended in its entirety to read as follows:

“CD-2.3 Enhance pedestrian activity by incorporating appropriate design techniques and regulating uses in private developments, particularly in Downtown, Urban Villages, Main Streets, and other locations where appropriate.

1. Include attractive and interesting pedestrian-oriented streetscape features such as street furniture, pedestrian scale lighting, pedestrian oriented way-finding signage, clocks, fountains, landscaping, and street trees that provide shade, with improvements to sidewalks and other pedestrian ways.
 2. Strongly discourage drive-through services and other commercial uses oriented to occupants of vehicles in pedestrian-oriented areas. Uses that serve the vehicle, such as car washes and service stations, may be considered appropriate in these areas when they do not disrupt pedestrian flow, are not concentrated in one area, do not break up the building mass of the streetscape, are consistent with other policies in this Plan, and are compatible with the planned uses of the area.
 3. Provide pedestrian connections as outlined in the Community Design Connections Goal and Policies.
 4. Locate retail and other active uses at the street level.
 5. Create easily identifiable and accessible building entrances located on street frontages or paseos.
 6. Accommodate the physical needs of elderly populations and persons with disabilities.
 7. Integrate existing or proposed transit stops into project designs.”
3. The following sections of Chapter 5, entitled “Interconnected City,” are amended as follows:
- a. “Urban Village Plan Areas” section is amended in its entirety to read as follows:

“The following areas were integrated into the *Envision General Plan* upon its adoption as Urban Village Plans. These plans have been reviewed by the City Council and provide detailed land use policy guidance, consistent with the requirements of the Envision General Plan Implementation Policies for Urban Village Areas:

 - Rincon South – The former Rincon South Specific Plan provides goals, policies, and design guidelines for the two Urban Villages located within the Rincon South area.

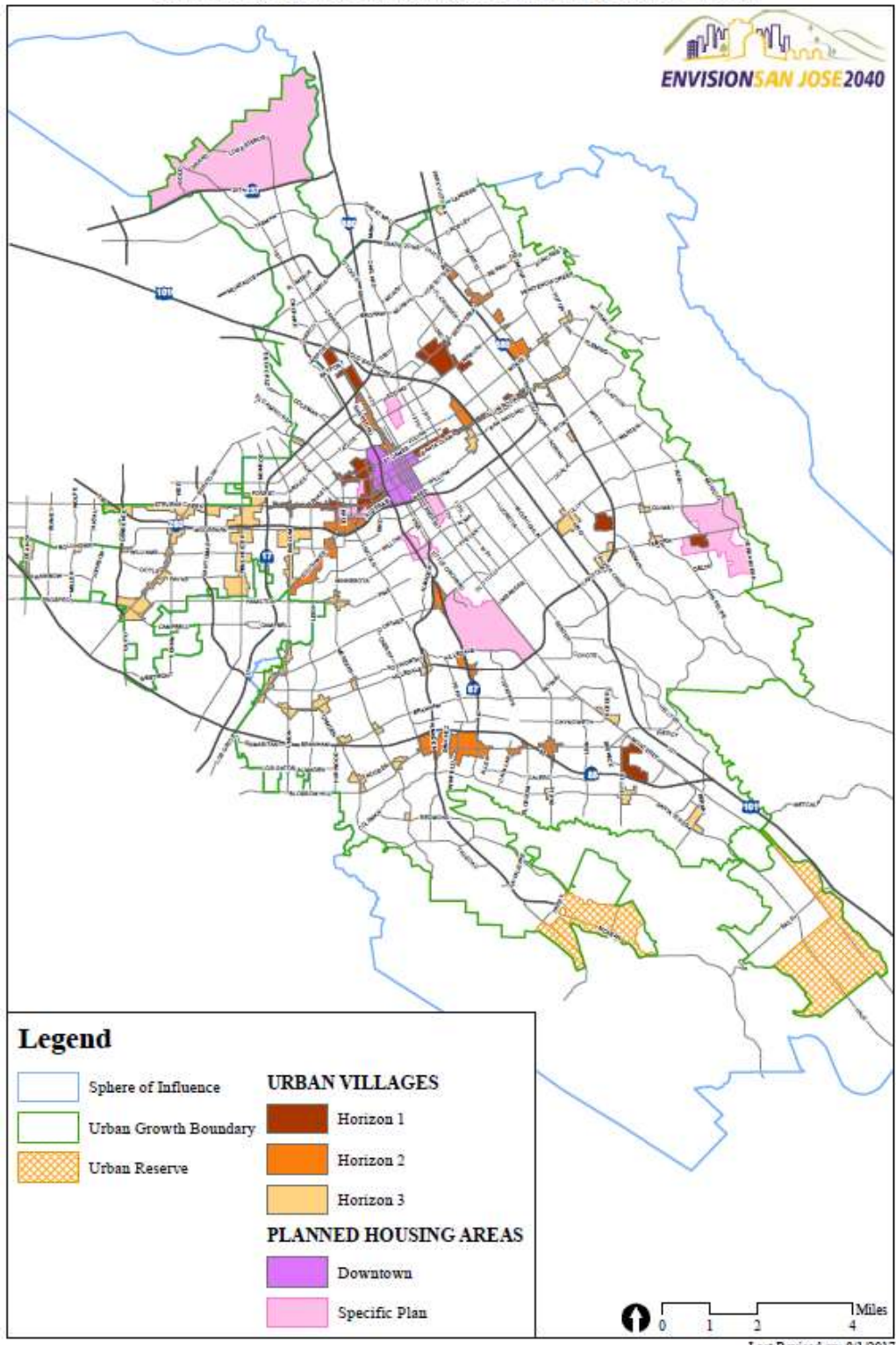
- North San Jose – the North San Jose Neighborhoods Plan, North San Jose Area Development Policy and North San Jose Urban Design Guidelines address five Transit Employment Residential Overlay areas located within North San Jose. These documents provide land use guidance for these Overlay areas consistent with the objectives of the Urban Village planning process.
 - Alum Rock Avenue (between King Road and Highway 680) – The MS Main Street zoning district, developed specifically to apply to properties located along the portion of Alum Rock Avenue between King Road and Highway 680), provides sufficient land use policy direction to meet the intent of the Urban Village designation as it is applied to those properties.”
- b. “Neighborhood Business Districts” section, paragraph 5 (p. 24) is amended as follows:
- “Within an NBD overlay, residential and commercial uses, together with related parking facilities, are seen to be complementary uses, although commercial uses oriented to occupants of vehicles, such as drive-through service windows, are discouraged along major thoroughfares within NBD areas. In areas with an NBD overlay designation, any new development or redevelopment must conform to the underlying land use designation and applicable Urban Village Plans, Land Use Policies, and Community Design Policies. Such development must also conform to design guidelines adopted by the City.”
4. The following sections of Chapter 7, entitled “Implementation,” are amended as follows:
- a. Policy IP-2.11 is amended in its entirety to read as follows:
- “Provide a “Pool” of residential unit capacity which may be allocated to allow entitlement of residential projects within Urban Village Areas not included within the current Plan Horizon. This Pool is initially established as 5,000 units, and may be replenished as part of a General Plan Major Review. The 5,000-unit Pool is not additional capacity to the General Plan’s planned housing yield, but instead is drawn from the respective Urban Village’s planned

housing yield when utilized. Projects receiving allocation must conform to the Land Use / Transportation Diagram and advance the goals and policies of the respective Urban Village Plan. Preparation of an Urban Village Plan for the subject Urban Village is necessary prior to allocation of these units unless the project qualifies as a Signature Project in a future Horizon Urban Village.”

- b. Replace the “Housing Growth Areas by Horizon Diagram” (p. 41) with the following diagram:

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HOUSING GROWTH AREAS BY HORIZON



5. Replace the Appendix 5 “Growth Areas Planned Capacity by Horizon” “Planned Job Capacity and Housing Growth Areas by Horizon (3 Horizons)” table with the following table:

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	34,846	12,791	24,191	24,626	23,546
Downtown								
Downtown (v)	938	48,500	10,360	6,900	3,460			
Downtown Sub-Total		48,500	10,360	6,900	3,460			
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	219	1,000	1,600	646	954			
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		22,100	8,480	4,271	4,209			
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 - Arcardia / 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	269	4,500	3,860	8			3,852	
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 BI / 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 BI / Cottle Rd (v)	48	500	313			313
V60 - Santa Teresa BI / 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:

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).

6. "The Alameda (East) Urban Village Plan," Chapter 3 entitled "Land Use," Policy LU-2.1 is amended in its entirety as follows:

"For Case Study Site 1 (Figure 11, Chapter 5), between West Julian Street and North Keeble Avenue, if the entire block is developed as one project, allow residential to be developed anywhere on the site. The residential density could go up to 250 DU/AC provided that a minimum commercial FAR of 2.7 for the entire site is achieved, a publicly-accessible urban plaza/park of a minimum 2,000 square feet is provided at a visible location, and the project is consistent with the urban design policies and guidelines of this Plan.

Council District: None. CEQA: Determination of Consistency with the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San Jose General Plan Final Program Environmental Impact Report (Resolution No. 77617), and Addenda thereto.