

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 UPDATE HOUSING
POLICY H-2.11 AND ASSOCIATED TEXT CHANGES IN
THE GENERAL PLAN, APPROVED URBAN VILLAGE
PLANS AND SPECIFIC PLANS**

**2022 General Plan Amendment Cycle (Cycle 3)
File No. GPT22-003**

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 Plan 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 December 7, 2022, the Planning Commission held a virtual public hearing to consider the proposed text amendments to the General Plan to update Housing Policy H-2.11 and associated changes to the General Plan, approved Urban Village Plans, and Specific Plans (File No. GPT22-003), as specified in Exhibit "A" hereto ("General Plan

Amendment”), at which hearing interested persons were given the opportunity to appear virtually and provide public comments 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 December 13, 2022, the Council held a duly noticed public hearing; and

WHEREAS, a copy of the proposed General Plan Amendment is on file with the City of San José Director of Planning, Building and Code Enforcement and available online digitally at sjpermits.org, 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 December 13, 2022, at 1:30 p.m., 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 of the City of San José is the decision-making body for the proposed General Plan Amendment;

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. GPT22-003 is hereby specified and set forth in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2. The General Plan Text Amendment listed under File No. GPT22-003, as set forth in Exhibit "A" of this Resolution, shall take effect upon the effective date of the associated zoning ordinance amendments to implement the General Plan amendment set forth in Exhibit "A".

ADOPTED this ____ day of _____, 20__, 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. GPT22-003. The Envision San Jose 2040 General Plan is hereby amended as follows:

1. Chapter 4, “Housing” section, pages 31-32, Policies H-2.11 through H-2.19, are hereby amended to read as follows:

H-2.11 To increase the supply of affordable housing, commercial space requirements for residential developments found in the General Plan, approved Urban Village Plans, and Specific Plans do not apply to one hundred percent (100%) affordable housing developments that are deed restricted by a public agency for a period not less than 55 years to low-income residents (earning 80% or less of the Area Median Income).

H-2.112 Coordinate and implement housing policies and goals contained in the City’s, Consolidated Plan, and its 5-Year Investment Plan.

H-2.1213 Explore revisions to our City’s Secondary Unit Ordinance that further support the provision of affordable housing and help achieve needs identified in its Consolidated Plan.

H-2.1314 Update the City’s Affordable Housing Siting Policy: 1) to align the location of future affordable housing developments with planned future Growth Areas identified in the Envision General Plan; 2) to be consistent with the City’s inclusionary housing ordinance; 3) to maximize the access of transit, retail, services, and amenities to affordable housing developments; and 4) to reemphasize the support for integration and complete communities.

H-2.1415 Seek permanent sources of affordable housing funds.

Note: Changes shown in underline and strikethrough.

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H-2.1516 Maintain our City's Inclusionary Housing Policy and Ordinance, and provide technical assistance to the development community to ensure that residential projects conform to it.

H-2.1617 Support local, state and federal regulations that preserve "at-risk" subsidized and rental-stabilized units subject to potential conversion to market rate housing and that will encourage equitable and fair policies that protect tenant and owner rights.

H-2.1718 Support legislation at the State and Federal levels that: (1) facilitates private and/or public sector investment in housing affordable to households of extremely low, very low-, low- and moderate-income; (2) provides for the greatest local autonomy in the administration of State and Federal housing programs; and (3) furthers the City's objective of conserving and rehabilitating the existing housing stock.

H-2.1819 Create and maintain a list of sites that are appropriate for meeting our City's affordable housing needs.

H-2.1920 Explore, analyze, and implement innovative programs, policies, and partnerships that bring new housing solutions and products to San José.

2. Chapter 5, "Land Use Designations" section, "Land Use Designations" subsection, page 10, is hereby amended to read as follows:

Mixed Use Commercial

Density: Up to 50 DU/AC; Residential/Commercial Mixed-Use FAR 0.5 to 4.5 (1 to 6 stories); Commercial FAR 0.25 to 4.5 (1 to 6 stories)

Note: Changes shown in underline and strikethrough.

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This designation is intended to accommodate a mix of commercial and residential uses with an emphasis on commercial activity. New development of a property with this designation should accordingly include commercial space equivalent to at least a 0.5 FAR for residential/commercial mixed-use projects and 0.25 FAR for commercial projects with a typically appropriate overall FAR of up to 4.5, allowing for a medium intensity of development. Per Policy H-2.11, the commercial FAR requirement does not apply to certain 100% affordable housing developments. This designation therefore is more commercially focused than the Mixed Use Neighborhood designation and also allows for a greater intensity of use. Appropriate commercial uses include neighborhood retail, mid-rise office, medium scale hospitals or other health care facilities, and medium scale private community gathering facilities. Low impact industrial uses are appropriate if they are compatible and do not pose a hazard to other nearby uses.

3. Chapter 5, "Land Use Designations" section, "Special Land Use Designations and Overlays" subsection, page 24-26, is hereby amended to read as follows:

Neighborhood Business Districts

This designation applies to commercial areas along both sides of a street, which function in their neighborhoods or communities as central business districts, providing community focus and identity through the delivery of goods and services. In addition, Neighborhood Business Districts may include adjacent non-commercial land uses.

Neighborhood Business Districts (NBDs) contain a variety of commercial and noncommercial uses which contribute to neighborhood identity by serving as a focus for neighborhood activity. This designation facilitates the implementation of an NBD Program by identifying target areas. The NBD Program seeks to preserve, enhance,

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and revitalize San José’s neighborhood-serving commercial areas through the coordination of public and private improvements, such as streetscape beautification, facade upgrading, business organization activities, business development, and promotional events. Consistent with its Implementation and Community Design Policies, the City will schedule, coordinate, and design public improvements in Neighborhood Business Districts so that allocated funding is consistent with the City’s growth strategies.

The NBD designation functions as an “overlay” designation which is applied to predominantly commercial land use designations. Residential uses are allowed in Japantown (Taylor Street only), North 13th Street, and Willow Glen Neighborhood Business District. New residential or mixed-use developments shall:

1. Replace existing square footage of commercial or industrial space on site by providing, at a minimum, ground floor commercial space. Where commercial or industrial uses do not currently exist, no commercial space is required unless the property is bounded by (shares a property line) with existing employment uses that also front the primary neighborhood businesses street (e.g. Lincoln Avenue, Taylor Street or North 13th Street). In these locations, a residential project shall provide ground-floor commercial space to create continuity of the commercial frontage along the primary street; Commercial space is required to be provided along at least 60% of the primary street frontage and must meet the development standards for commercial space in mixed-use projects that are established in the Citywide Design Standards and Guidelines document. Per Policy H-2.11, the commercial requirements do not apply to certain 100% affordable housing developments in these specified Neighborhood Business Districts;
2. Have the following maximum residential densities:

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- North 13th Street: 50 DU/AC
- Willow Glen: Sites less than 1.5 acres, 50 DU/AC
Sites 1.5 acres or more, 65 DU/AC
- Japantown (Taylor Street): 50 DU/AC on the north side of Taylor Street
and 65 DU/AC on the south side of Taylor Street;

3. Have the following height limits:

- North 13th Street: 50 feet
- Willow Glen: Sites less than 1.5 acres, 50 feet
Sites 1.5 acres or more, 65 feet
- Japantown (Taylor Street): 50 feet on the north side of Taylor Street
and 65 feet on the south side of Taylor Street;

4. Shall comply with Citywide Design Standards and Guidelines; and

5. Shall adaptively reuse any historic structures that are on a property.

The NBD overlay is typically applied to two types of commercial areas. The first is older commercial areas where connected buildings create a predominant pattern of a continuous street façade with no, or very small setbacks from the sidewalk. Examples of this include Lincoln Avenue between Coe and Minnesota Avenues, Jackson Street between 4th and 6th Streets, and the segment of Alum Rock Avenue between King Road and Interstate 680. The second commercial area where the NBD overlay is applied typically contains a series of one or more of the following development types: parking lot strips (buildings set back with parking in front), neighborhood centers (one or two anchors plus smaller stores in one complex), or traditional, older commercial areas as described in the first NBD typology.

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NBDs generally surround Main Street designations on the Transportation Network Diagram. The exceptions are The Alameda and East Santa Clara Street, which are noted as Grand Boulevards. NBDs can extend beyond the parcels immediately adjacent to a Main Street or Grand Boulevard, and they often overlap with Urban Village Boundary Area designations. To enhance clarity and reduce visual clutter, the locations of NBDs are not shown on the paper copy of the Land Use/ Transportation Diagram. A map showing the full extent of the NBDs is included in Appendix 9.

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 or, for Japantown (Taylor Street only), North 13th Street, and Willow Glen Neighborhood Business Districts, must conform to the NBD criteria above for the allowance of residential use, when housing is proposed. In addition, projects should conform to applicable Urban Village Plans, Land Use Policies, and Community Design Policies. Such development must also conform to design guidelines adopted by the City.

4. Chapter 5, “Land Use Designations” section, page 26-27, “Special Land Use Designations and Overlays” subsection, is hereby amended to read as follows:

Downtown Employment Priority Area

Density: Up to 800 DU/AC; Residential/Commercial Mixed-Use FAR 4.0 to 30.0 (3 to 30 stories); Commercial FAR up to 30.0 (3 to 30 stories)

The Downtown Employment Priority Area Overlay (EPA Overlay) designation is

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applied to a portion of Downtown sites planned for intensive job growth because of the area's proximity and good access to the future Downtown BART station. The EPA Overlay is generally applied to sites located within approximately one block (walking distance) of the planned Downtown BART station on East Santa Clara Street as shown on the Land Use/ Transportation Diagram. The overlay boundary is intended to respect property lines and not split parcels. Due to proximity to the future BART station, the EPA Overlay supports development at very high intensities, where such high intensity is not incompatible with other policies within the General Plan, such as Historic Preservation policies.

The EPA Overlay does not change the uses or densities otherwise allowed within the base "Downtown" land use designation. The EPA Overlay, however, requires a minimum Floor Area Ratio (FAR) of 4.0 for commercial (job generating) uses, including office, retail, service, hotel or entertainment uses, prior to allowing residential uses, as supported by the "Downtown" General Plan Land Use/ Transportation Diagram designation. Per Policy H-2.11, the commercial FAR requirement does not apply to certain 100% affordable housing developments in the Downtown Employment Priority Area. Typically, the base land use designation will be "Downtown" with an allowed FAR of up to 15.0 (3 to 5 stories) and density of up to 800 DU/AC. For example, a new development project on a one-acre site within the EPA Overlay would be required to provide at least 174,240 square feet of commercial space before the General Plan would support the addition of residential uses in the project. While the EPA Overlay would establish minimum commercial requirements prior to allowing residential uses, the EPA Overlay does not establish a minimum FAR for stand-alone commercial uses.

The development intensity and site design elements in the areas within the EPA Overlay designation should reflect an intense, transit-oriented land use pattern that

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is typically expected in Downtown. It is envisioned that active commercial uses (e.g., retail and entertainment uses) would be located at the ground level with high-intensity office development above. To help activate the Downtown BART corridor, new development within the EPA Overlay should incorporate active ground floor retail commercial uses along the street.

5. Chapter 7, “Urban Village Planning” section, page 17, Policy IP-5.12, is hereby amended to read as follows:

IP-5.12 Residential projects that are 100 percent affordable deed restricted by a public entity for a period not less than 55 years to low-income residents (earning 80 percent or less of the Area Median Income) can proceed within an Urban Village without an approved Urban Village Plan. Such affordable housing projects are excepted from and shall not be approved in the Capital Caltrain Station Area Urban Village pursuant to this Policy IP-5.12. Per Policy H-2.11, commercial requirements do not apply to certain 100% affordable housing developments in unapproved Urban Villages.

6. Corresponding Urban Village and Specific Plan Revisions for Commercial Requirements to no longer apply to 100% Affordable Housing, the following Urban Village Plans and Specific Plans are hereby amended to read as follows:

The Alameda Urban Village Plan		
Chapter	Page	Redline Text
3: Land Use	21	URBAN VILLAGE DENSITY: 55 DU/AC TO 250 DU/AC The Urban Village designation supports a wide range of commercial uses, including retail sales and services, professional and general offices, and

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		<p>institutional uses. This designation also allows residential uses in a mixed-use format. Residential and commercial mixed-use projects can be vertical mixed-use with residential above retail for example, or, where a larger site allows, they can be mixed horizontally, with commercial and residential uses built adjacent to each other, in one integrated development. All new development under this designation with frontage along The Alameda must include ground floor commercial space along The Alameda. <u>The ground floor commercial requirement does not apply to certain 100% affordable housing developments.</u></p> <p>This Plan does not establish a maximum FAR for commercial or mixed residential/commercial development for properties designated Urban Village, but does establish a minimum number of dwelling units per acre for the residential portion of mixed-use projects and a minimum FAR of 0.35 for the commercial portion. <u>The 0.35 FAR commercial requirement does not apply to certain 100% affordable housing developments.</u> The intensity or density of new development will effectively be limited by the maximum height limits established in this Plan and shown on the Building Height Diagram, by the transitional height policies in this Plan, and by the parking requirements established in the Zoning Ordinance.</p>
3: Land Use	23	<p>MIXED-USE COMMERCIAL DENSITY: UP TO 50 DU/AC; RESIDENTIAL/COMMERCIAL MIXED -USE FAR: 0.5 TO 4.5 RESIDENTIAL FAR: 0.25 TO 4.5</p> <p>This designation is intended to accommodate a mix of commercial and residential uses with an emphasis on commercial activity. New development of a property with this designation should accordingly include commercial space equivalent to at least a 0.5 FAR for residential/commercial mixed-use projects and 0.25 FAR for commercial projects with a</p>

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		typically appropriate overall FAR of up to 4.5, allowing for a medium intensity of development. <u>The 0.50 FAR commercial requirement does not apply to certain 100% affordable housing developments.</u> This designation therefore is more commercially focused than the Mixed-Use Neighborhood designation and also allows for a greater intensity of use. Appropriate commercial uses include neighborhood retail, mid-rise office, medium scale hospitals or other health care facilities, and medium scale private community gathering facilities. Low impact industrial uses are appropriate if they are compatible and do not pose a hazard to other nearby uses.
3: Land Use	25	Policy LU-2.2: New development along The Alameda and Race Street shall include ground floor commercial uses fronting the street and wrapping the corner when located on a corner lot. <u>The ground floor commercial requirement does not apply to certain 100% affordable housing developments.</u>
3: Land Use	25	Policy LU-2.6: For sites with existing commercial or industrial space, new development shall include new commercial space at, or greater than, the existing square footage of the existing space. <u>The replacement of existing commercial square footage requirement does not apply to certain 100% affordable housing developments.</u>

Berryessa BART Station Area Plan		
Chapter	Page	Redline Text
3: Land Use	30	Urban Village The Urban Village land use designation in the General Plan supports a wide range of commercial uses, including retail sales and services, professional and general offices, and institutional uses as standalone uses or in a mixed-use format, as well as residential uses in a mixed-use format. Residential and commercial mixed-use projects can be vertical mixed-use with residential above retail for example, or, where a larger site allows, they can be

Note: Changes shown in underline and strikethrough.

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	<p>mixed horizontally, with commercial and residential uses built adjacent to each other on one site.</p> <p>The Urban Village land use designation can be found in the East District, the Berryessa & Lundy District, and areas outside these Districts. For new growth, this land use designation has been refined in this Plan to meet the development intensities envisioned in each District based on size, growth capacity, and desired urban form.</p> <p>For the East District, the Urban Village designation allows a range of residential density between 75 and 300 DU/AC. For the Berryessa and Lundy District, the Urban Village designation allows a range of residential density between 55 and 125 DU/AC, applicable to residential projects on top of ground-floor neighborhood commercial space with a minimum commercial FAR of 0.2. <u>The 0.20 FAR commercial requirement does not apply to certain 100% affordable housing developments.</u></p> <p>Since the Urban Village land use designation in the General Plan allows 100% commercial projects, this Plan provides commercial FARs for those types of projects.</p> <p>For the Berryessa & Lundy District, projects can have a commercial FAR up to 5.0, applicable to all four corner areas of the Berryessa Road and Lundy Road intersection.</p> <p>For the East District, the range of commercial FARs is 3.5 to 5.5 FAR which supports between 521,000 and 818,000 square feet of space approximately. The East District could also be developed on a vertical or horizontal mixed-use approach with variable FARs under the Urban Village land use designation (See Policy 1.5).</p>
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		<p>Outside those Districts but within the boundaries of the Urban Village Plan, the Urban Village land use designation can be found north of Berryessa Road in the northwest quadrant of the planning area. This land use designation can also be found in a large residential area in the south at the intersection of Mabury Road and King Road. Outside the Districts, all areas with the Urban Village designation were recently developed. As such, the Plan anticipates that those areas will remain unchanged for the horizon of the Plan. If parcel-specific infill projects were proposed in those areas, residential densities and commercial intensities generally in comparable to those of adjacent properties shall control, with commercial FAR's not to exceed 3.5. (See additional direction in Policy LU-4.1) and residential densities not to exceed 95 DU/AC, but not be less than 55 DU/AC.</p>																										
3: Land Use	30	<table border="1"> <thead> <tr> <th colspan="3" style="text-align: left;">Urban Village</th> </tr> <tr> <th style="text-align: left;">Land Use</th> <th style="text-align: left;">District</th> <th style="text-align: left;">Density</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Residential</td> <td colspan="2">Varies by District as follows:</td> </tr> <tr> <td>East District</td> <td>75 – 300 DU/AC</td> </tr> <tr> <td>Berryessa & Lundy District</td> <td>55-125 DU/AC</td> </tr> <tr> <td>Other Areas within the Urban Village</td> <td>55 – 95 DU/AC</td> </tr> <tr> <td rowspan="5">Commercial</td> <td colspan="2">Varies by District as follows¹:</td> </tr> <tr> <td>Berryessa & Lundy District</td> <td>Minimum commercial FAR 0.2 required for ground floor commercial uses.²</td> </tr> <tr> <td>Berryessa & Lundy District</td> <td>Commercial FAR up to 5.0 (100% commercial projects)</td> </tr> <tr> <td>East District</td> <td>Commercial FAR 3.5 to 5.5 (100% commercial project)</td> </tr> <tr> <td>Other Areas within the Urban Village</td> <td>Commercial FAR up to 3.5 (100% commercial projects)</td> </tr> </tbody> </table> <p><small>¹ Commercial FARs on each of land use designations are net FARs and implemented on a building basis, excluding parking (both surface and parking garage) and public right-of-way.</small></p> <p><small>² The commercial FAR requirement does not apply to certain 100% affordable housing developments</small></p>	Urban Village			Land Use	District	Density	Residential	Varies by District as follows:		East District	75 – 300 DU/AC	Berryessa & Lundy District	55-125 DU/AC	Other Areas within the Urban Village	55 – 95 DU/AC	Commercial	Varies by District as follows ¹ :		Berryessa & Lundy District	Minimum commercial FAR 0.2 required for ground floor commercial uses. ²	Berryessa & Lundy District	Commercial FAR up to 5.0 (100% commercial projects)	East District	Commercial FAR 3.5 to 5.5 (100% commercial project)	Other Areas within the Urban Village	Commercial FAR up to 3.5 (100% commercial projects)
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Note: Changes shown in underline and strikethrough.

3: Land Use	38	Policy LU-3.6: Ensure that mixed-use or 100% commercial development in the Berryessa & Lundy District has ground-floor neighborhood commercial and active uses for at least 50% of the frontage along Berryessa and Lundy Roads. <u>The ground floor commercial requirement does not apply to certain 100% affordable housing developments.</u>
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Five Wounds Urban Village Plan		
Chapter	Page	Redline Text
3: Land Use	15 & 16	<p>Urban Village Density: Up to 250 DU/AC; minimum FAR 0.75 (3 to 9 stories)</p> <p>The largest portion of the Village area is designated with the Urban Village Land Use designation. The Urban Village designation supports a wide variety of commercial, residential, institutional uses including stand-alone schools or other land uses with an emphasis on establishing an attractive urban form in keeping with the Urban Village concept. The Urban Village Land Use designation is a commercial designation that also allows residential uses in a mixed-use format. Residential and commercial mixed-use projects can be vertical mixed-use with residential above retail for example, or, where a larger site allows, they can be mixed horizontally, with commercial and residential uses built adjacent to each other, in one integrated development. Residential projects that “stand alone” and do not include a commercial component are not consistent with the Urban Village designation in this Village Plan.</p> <p>The vision for the Five Wounds Urban Village is as an urban and pedestrian-oriented corridor with higher-intensity development than currently exists. This Village Plan establishes a long-term objective that properties redeveloped with fully commercial uses should have a minimum FAR of 0.75, and preferably higher. Fully commercial projects</p>

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		<p>developed at less than an FAR of 0.75, while permitted, are intended to be interim uses to ultimately be replaced by high intensity commercial/employment uses in the future.</p> <p>This Village Plan establishes a maximum FAR for mixed use residential/commercial development for properties designated Urban Village. To meet the employment lands and job development objectives for this Village, as described above in the Planned Growth Capacity and Objectives section, this Plan establishes a minimum FAR for the commercial/employment component of a mixed-use project to be 0.75. <u>The 0.75 FAR commercial requirement does not apply to certain 100% affordable housing developments.</u></p> <p>The ultimate intensity or density of new development will effectively be limited by the maximum height limits established in this Village Plan and shown in Five Wounds Village Height Diagram (Figure 3) and by the parking requirements established in the Zoning Ordinance, as may be amended in the future.</p>
3: Land Use	20	<p>Land Use Policy 5: New commercial development shall be built at Floor Area Ratios of 0.75 or greater. <u>The 0.75 FAR commercial requirement does not apply to certain 100% affordable housing developments.</u></p>

East Santa Clara Avenue Urban Village Plan		
Chapter	Page	Redline Text
3: Land Use and Historic Preservation	5	<p>Urban Village DENSITY: 55 DU/AC to 175 DU/AC Commercial/Mixed-Use FAR 0.2 minimum (for commercial)</p> <p>The Urban Village designation supports a wide range of commercial uses, including retail sales and services, professional and general offices, and institutional uses. This designation also allows residential uses in a mixed-use format. Residential and commercial mixed-use projects can be vertical</p>

Note: Changes shown in underline and strikethrough.

		<p>mixed-use with residential above retail, or, where a larger site allows, they can be mixed horizontally, with commercial and residential uses built adjacent to each other in one integrated development. All new development under this designation fronting East Santa Clara Street must include ground floor commercial space oriented to the street. <u>The ground floor commercial requirement does not apply to certain 100% affordable housing developments.</u></p> <p>This Village Plan does not establish a maximum FAR for commercial or mixed-residential/commercial development for properties designated Urban Village, but does establish a minimum number of dwelling units per acre for the residential portion of mixed-use projects and a minimum FAR of 0.2 for the commercial portion. <u>The 0.20 FAR commercial requirement does not apply to certain 100% affordable housing developments.</u></p> <p>The intensity of new development will effectively be limited by the maximum height limits established in this Village Plan and shown on the Building Heights Diagram (Figure 5.2), by the transitional height policies (Chapter 5: Urban Design), and by the Zoning Ordinance parking requirements.</p>
<p>3: Land Use and Historic Preservation</p>	<p>5</p>	<p>Mixed-Use Commercial DENSITY: 30-250 DU/AC Mixed-Use Residential/Commercial FAR 0.5 to 3.0 The Mixed-Use Commercial designation is intended to accommodate a mix of commercial and residential uses with an emphasis on commercial activity as the primary use. New development in this designation should include commercial space equivalent to a minimum 0.5 FAR for mixed-use residential/commercial projects and 0.25 FAR for commercial projects, with a typically appropriate overall FAR of up to 3.0, allowing for a medium intensity of development. <u>The 0.50 FAR commercial requirement does not apply to certain 100%</u></p>

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		<p><u>affordable housing developments.</u> Appropriate commercial uses include neighborhood retail, mid-rise office, medium-scale hospitals or other health care facilities, and medium-scale private community gathering facilities.</p> <p>Four city blocks at the northeast end of the Urban Village are designated as Mixed-Use Commercial. This area was previously developed with the Santa Clara County Medical Center and related medical office facilities. The Medical Center was closed in December 2004 and demolished in early 2011, making this vacant site (except for the newer Gardner Downtown Health Center) the most significant opportunity site within the Urban Village. It is anticipated to redevelop at an urban scale with buildings up to 140 feet in height, or about 12 stories, along the East Santa Clara Street frontage, with building heights transitioning down to 45 feet in height (or four stories) along East St. John Street to the north.</p>
<p>3: Land Use and Historic Preservation</p>	<p>11</p>	<p>Policy LU-3.1: New development along East Santa Clara Street and East San Fernando Street with an Urban Village, Neighborhood/Community Commercial, or Mixed-Use Commercial designation shall include ground floor commercial uses fronting the street and wrapping the corner when located on a corner lot. <u>The ground floor commercial requirement does not apply to certain 100% affordable housing developments.</u></p>
<p>3: Land Use and Historic Preservation</p>	<p>12</p>	<p>Policy LU-3.4: Where an existing commercial use redevelops to a Mixed-Use Commercial, Urban Residential, or Urban Village use, the existing commercial square footage shall be replaced with an equivalent commercial square footage in the new development, at a minimum. <u>The replacement of existing commercial square footage requirement does not apply to certain 100% affordable housing developments.</u></p>

Note: Changes shown in underline and strikethrough.

Little Portugal Urban Village Plan		
Chapter	Page	Redline Text
Land Use	10-11	<p>Urban Village Density: No established FAR minimum or maximum for fully commercial development. Commercial FAR minimum for mixed-use development varies by Area, as shown in Table 1. No established minimum or maximum residential unit density.</p> <p>Areas B and C, which constitute the majority of the Little Portugal Urban Village, are designated with the Urban Village Land Use designation. The Urban Village designation supports a wide range of commercial uses, including retail sales and services, professional and general offices, and institutional uses. The Urban Village designation is a commercial designation that also allows residential uses in a mixed-use format. Residential and commercial mixed-use projects can be vertical mixed-use with ground floor commercial uses and residential uses on the upper floors for example, or, where a larger site allows, the project can be mixed horizontally with commercial and residential uses built adjacent to each other, in one integrated development. A horizontal mixed-use project is strongly encouraged to place commercial uses adjacent to Alum Rock Avenue.</p> <p>This Village Plan establishes a commercial FAR requirement for the areas designated Urban Village. New residential development in Area B is required to provide a minimum commercial FAR of 0.35 and a minimum commercial FAR of 0.24 in Area C. <u>The 0.35 and 0.24 FAR commercial requirements do not apply to certain 100% affordable housing developments.</u> There is however, one exception to these requirements within this designation. This exception could allow a mixed-use residential/commercial project within this Land Use Designation to provide a lower commercial FAR or potentially no</p>

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		<p>commercial FAR at all. If the existing amount of commercial development at some point in the future exceeds the FAR requirement for the given Area, then a mixed-use residential/commercial project could provide less than the required commercial FAR, given that the overall amount of commercial development within the given Area would not drop below the FAR requirement.</p> <p>This Village Plan does not establish a maximum FAR for commercial or mixed-use residential/commercial development for properties designated Urban Village, nor does it establish a maximum or minimum number of dwelling units per acre for the residential portion of mixed-use projects. The intensity or density of new development will be effectively limited by the maximum height limits established in this Village Plan as shown in the Little Portugal Land Use Designation and Height Diagram (Figure 1) and by the parking requirements established in the Zoning Code, as may be amended in the future.</p> <p>This Village Plan also does not establish minimum FAR's for fully commercial development; however, the vision for the Little Portugal Urban Village is as an urban and pedestrian-oriented corridor with higher intensity development than currently exists. This Village Plan establishes a long-term vision that properties redeveloped with fully commercial uses should have a minimum FAR of 2.0, and preferably higher. Fully commercial projects developed at less than an FAR of 2.0, while permitted, are intended to be interim uses to ultimately be replaced by high intensity commercial/employment uses in the future.</p>
Land Use	12	<p>Land Use Policy 2: The minimum FAR for the commercial portion of a mixed-use residential/commercial project shall be 0.35 in Area B and 0.24 in Area C. <u>The 0.35 and 0.24 FAR commercial requirements do not apply to certain 100% affordable housing developments.</u></p>

Note: Changes shown in underline and strikethrough.

Land Use	10	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="665 231 1404 325">Table 1: Required Floor Area Ratio (FAR) for the commercial component of mixed-use developments</th> </tr> <tr> <th data-bbox="665 325 1039 378">Sub Area:</th> <th data-bbox="1039 325 1404 378">Required Commercial FAR:</th> </tr> </thead> <tbody> <tr> <td data-bbox="665 378 1039 430">B</td> <td data-bbox="1039 378 1404 430">0.35 *</td> </tr> <tr> <td data-bbox="665 430 1039 483">C</td> <td data-bbox="1039 430 1404 483">0.24 *</td> </tr> </tbody> </table> <p data-bbox="665 493 1404 535">* The commercial FAR requirements do not apply to certain 100% affordable housing developments.</p>	Table 1: Required Floor Area Ratio (FAR) for the commercial component of mixed-use developments		Sub Area:	Required Commercial FAR:	B	0.35 *	C	0.24 *
Table 1: Required Floor Area Ratio (FAR) for the commercial component of mixed-use developments										
Sub Area:	Required Commercial FAR:									
B	0.35 *									
C	0.24 *									

North 1st Street Urban Village Plan		
Chapter	Page	Redline Text
3: Land Use	11	<p data-bbox="665 777 1404 1344">Urban Residential Density: 30-95 DU/AC; FAR 1.0 to 4.0 This designation allows for medium density residential development and a fairly broad range of commercial uses, including retail, offices, hospitals, and private community gathering facilities. Ground floor commercial uses are required where indicated on the Land Use Diagram. <u>The ground floor commercial requirement does not apply to certain 100% affordable housing developments.</u> This designation is used to identify portions of Urban Village areas where the density of new development should be limited to a medium intensity in order to provide for a gradual transition between surrounding low-density neighborhoods and other areas within the Urban Village suitable for greater intensification.</p>
3: Land Use		<p data-bbox="665 1365 1404 1680">Transit Residential Density: 50-250 DU/AC; FAR 2.0 to 12.0 This is the primary designation for new high-density, residential (mixed-use or standalone) development that is located in close proximity to transit, jobs, amenities, and services. This designation also supports intensive commercial employment uses, such as office, retail, hotels, hospitals and private community gathering facilities. To help contribute to</p>

Note: Changes shown in underline and strikethrough.

		“complete communities,” ground floor commercial uses are required where indicated on the Land Use Diagram. <u>The ground floor commercial requirement does not apply to certain 100% affordable housing developments.</u>
3: Land Use	14	Standard LU-5: Ground floor commercial shall be required for parcel(s) noted on the Land Use Diagram. <u>The ground floor commercial requirement does not apply to certain 100% affordable housing developments.</u>
3: Land Use	12	

Roosevelt Park Urban Village Plan		
Chapter	Page	Redline Text
Land Use	12	Urban Village Density: No established FAR minimum or maximum for fully commercial developments. Commercial FAR minimum for mixed-use development varies by

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	<p>Subarea, as shown in Table 1. No established minimum or maximum residential unit density.</p> <p>Subareas B through D, which constitute the majority of the Roosevelt Park Urban Village, are designated with the Urban Village Land Use designation. The Urban Village designation supports a wide range of commercial uses, including retail sales and services, professional and general offices, and institutional uses. The Urban Village designation is a commercial designation that also allows residential uses in a mixed-use format. Residential and commercial mixed-use projects can be vertical mixed-use with ground floor retail uses and residential uses on the upper floors for example, or, where a larger site allows, the project can be mixed horizontally with commercial and residential uses built adjacent to each other in one integrated development. A horizontal mixed-use project is strongly encouraged to place commercial uses adjacent to East Santa Clara Street. Fully residential projects without a commercial component are not consistent with the Urban Village designation in this Village Plan.</p> <p>This Village Plan does not establish a maximum FAR for commercial or mixed-use residential/commercial development for properties designated Urban Village, nor does it establish a maximum or minimum number of dwelling units per acre for the residential portion of mixed-use projects. The intensity or density of new development will effectively be limited by the maximum height limits established in this Village Plan and shown on the Roosevelt Park Village Height Diagram (see Figure 2) and by the parking requirements established in the Zoning Ordinance, as may be amended in the future.</p> <p>To meet the employment lands and job development objective for this Urban Village described below, this Village Plan establishes a minimum FAR for the</p>
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Note: Changes shown in underline and strikethrough.

		<p>commercial/employment component of a mixed-use project. In Subareas B and D, the minimum FAR for the commercial portion of a mixed-use project shall be 0.50 and in Subarea C, the minimum FAR shall be 0.30. <u>The 0.50 and 0.30 FAR commercial requirements do not apply to certain 100% affordable housing developments.</u> This Village Plan does not establish a minimum commercial FAR requirement for new fully commercial development.</p>
Land Use	14	<p>This Village Plan precludes the development of fully residential projects within the Urban Village boundary to achieve the employment goals of the General Plan and of this Village Plan. Based on recent history and development patterns, without this requirement for a commercial component in new mixed-use residential/commercial projects, predominantly 100 percent residential projects would likely be built in the Roosevelt Park Urban Village, consuming land that is needed for job and commercial growth. Therefore, as discussed above, this Village Plan establishes a minimum amount of commercial square footage required as part of any mixed-use residential/commercial project by establishing minimum commercial FARs for Subareas B, C, and D. <u>The minimum FAR commercial requirement does not apply to certain 100% affordable housing developments.</u> There is however, one exception to these requirements for sites designated with the Urban Village land use designation. This exception could allow a mixed-use residential/commercial project with an Urban Village land use designation to provide a lower commercial FAR or potentially no commercial FAR at all. If the existing amount of commercial development at some point in the future exceeds the FAR requirement for an assigned Subarea, then a residential project could provide less than the required commercial FAR, such that the overall amount of commercial development within the assigned Subarea would not drop below the FAR requirement.</p>

Note: Changes shown in underline and strikethrough.

Land Use	15	Land Use Policy 3: The minimum FAR for the commercial portion of a mixed-use project shall be 0.50 in Subareas B and D, and 0.30 in Subarea C. <u>The 0.50 and 0.30 FAR commercial requirements do not apply to certain 100% affordable housing developments.</u>
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Stevens Creek Boulevard Urban Village Plan		
Chapter	Page	Redline Text
3: Land Use	42	<p>URBAN VILLAGE DENSITY: 65 DU/AC TO 250 DU/AC The Urban Village land use designation supports a wide range of commercial uses, including retail sales and services, professional and general offices, and institutional uses. This designation also allows residential uses in a mixed-use format. Residential and commercial mixed-use projects can be vertical mixed-use with residential above retail for example, or, where a larger site allows, they can be mixed horizontally, with commercial and residential uses built adjacent to each other, in one integrated development. All new development under this designation with frontage along Stevens Creek Boulevard must include ground floor commercial uses along Stevens Creek Boulevard. <u>The ground floor commercial requirement does not apply to certain 100% affordable housing developments.</u></p> <p>This Plan does not establish a maximum FAR for commercial or mixed residential/commercial development for properties designated Urban Village, but does establish a minimum number of dwelling units per acre for the residential portion of mixed use projects. The intensity of new commercial development will effectively be limited by the maximum height limits established in this Plan and the parking requirements established in the Zoning Ordinance.</p>
3: Land Use	43	MIXED USE COMMERCIAL DENSITY: Depends on project type

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		<p>Wholly Commercial Projects FAR: 0.25 to 4.5 Residential Mixed_Use Projects: Commercial Use FAR minimum 0.50; Up to 50 DU/AC; Up to 75 DU/AC for sites larger than 0.7 acres</p> <p>This designation is intended to accommodate a mix of commercial and residential uses with an emphasis on commercial activity. This designation also allows development that only includes commercial uses. New mixed use commercial and residential development shall include commercial square footage at the equivalent of at least 0.50 FAR of the property. <u>The 0.50 FAR commercial requirement does not apply to certain 100% affordable housing developments.</u> New commercial development could be developed at an FAR of up to 4.5. Multi-story development is envisioned. This designation is applied to both large (0.7 acres or more) and small parcels of land. The smaller parcels of land are generally shallow in depth and width and as such cannot accommodate the same amount of density as a larger parcel. Appropriate commercial uses include neighborhood retail, mid-rise office, medium to small scale health care facilities, and medium scale private community gathering facilities.</p>
3: Land Use	31	<p>Policy LU-1.2 Within the Mixed Use Commercial, Urban Residential, or Urban Village land use designations, existing commercial or industrial square footage shall be replaced with an equivalent commercial square footage in the new residential or residential mixed_use development. <u>The replacement of existing commercial square footage requirement does not apply to certain 100% affordable housing developments.</u></p>
3: Land Use	33	<p>Policy LU-2.3 For the Safeway Shopping Center site located on the south side of Stevens Creek Boulevard between Lawrence Expressway and Loma Linda Drive, allow a rezoning for residential development on any parcel only if a minimum commercial FAR of 0.60 is provided and the site</p>

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		includes a publicly accessible urban plaza/park at a visible location, consistent with the urban design policies of this Plan. <u>The 0.60 FAR commercial requirement does not apply to certain 100% affordable housing developments.</u>
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West San Carlos Street Urban Village Plan		
Chapter	Page	Redline Text
3: Land Use	24	Mixed Use Commercial Density: FAR 0.5 to 4.0 Up to 50 DU/AC (Dwelling Units per Acre) This designation is intended to accommodate a mix of commercial and residential uses with an emphasis on commercial activity. New development of a property with this designation should accordingly include commercial space equivalent to at least a 0.5 FAR for the property with a typically appropriate overall FAR of up to 4.0, allowing for medium-intensity development. <u>The 0.50 FAR commercial requirement does not apply to certain 100% affordable housing developments.</u> Consistent with the General Plan, residential density is allowed up to 50 DU/AC in the Mixed Use Commercial designation. Appropriate commercial uses include neighborhood retail, office, medium-scale hospitals or other health facilities, and medium-scale private community gathering facilities.
3: Land Use	25	URBAN VILLAGE IN THE MIXED-USE COMMERCIAL CHARACTER AREA Density: If residential, no minimum or maximum The Urban Village designation in the Mixed Use Commercial Character Area provides a great deal of flexibility and supports both residential and commercial development. New development under this designation must meet the Plan's urban design guidelines and be designed in such a way that promotes walking, transit use, and public interaction. For this designation, put simply, form is more important than use.

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		<p>Where an existing commercial use redevelops within the Mixed-Use Commercial Character Area, the existing commercial square footage must be replaced with an equivalent commercial square footage in the new development, at a minimum. <u>The replacement of existing commercial square footage requirement does not apply to certain 100% affordable housing developments.</u></p> <p>The reason for this designation is that there are several small and shallow parcels in the Plan area along West San Carlos Street, and the size of these parcels impedes redevelopment. The flexibility built into this designation will encourage new development that is in keeping with the Urban Village goals of increased density and a more pedestrian-friendly urban form despite the type of use on the property. Urban design guidelines for the Urban Village designation can be found in the Urban Design Concept Chapter of the West San Carlos Urban Village Plan.</p>
3: Land Use	33	<p>Policy LU-2.5: Where an existing commercial use redevelops within the Mixed-Use Commercial Character Area, the existing commercial square footage must be replaced with an equivalent commercial square footage in the new development, at a minimum. <u>The replacement of existing commercial square footage requirement does not apply to certain 100% affordable housing developments.</u></p>

Santana Row Urban Village Plan		
Chapter	Page	Redline Text
3: Land Use	20	<p>URBAN VILLAGE 65 DU/AC TO 250 DU/AC The Urban Village designation supports a wide range of commercial uses, including retail sales and services, professional and general offices, and institutional uses as stand-alone uses or in a mixed-</p>

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		<p>use format. This designation also allows residential uses in a mixed-use format. Residential and commercial mixed-use projects can be vertical mixed-use with residential above retail for example, or, where a larger site allows, they can be mixed horizontally, with commercial and residential uses built adjacent to each other, in one integrated development. All new development under this designation must include ground floor commercial uses along Winchester Boulevard. <u>The ground floor commercial requirement does not apply to certain 100% affordable housing developments.</u> This Plan does not establish a maximum FAR for commercial or mixed residential/commercial development for properties designated Urban Village, but should provide a commercial FAR based on the average commercial FAR of the entire Village at the time of a development proposal. This requirement is to meet the overall goal of the Urban Village job capacity.</p> <p>This requirement is to meet the overall goal of the Urban Village job capacity. The intensity of new commercial development will effectively be limited by the maximum height limits established in this Plan and shown on the Height Diagram by transitional height and parking requirements established in the Zoning Ordinance.</p>
3: Land Use	22	<p>MIXED USE COMMERCIAL Wholly Commercial Projects FAR: 0.25 to 4.5 Residential Mixed-Use Projects: Commercial Use FAR minimum 0.50; Up to 50 DU/AC; Up to 75 DU/AC for sites larger than 0.7 acres.</p> <p>This designation is intended to accommodate a mix of commercial and residential uses with an emphasis on commercial activity. This designation also allows development that only includes commercial uses. New mixed use commercial and residential development shall include commercial square footage at the equivalent of at least 0.50 FAR of the property. <u>The 0.50 FAR commercial requirement does not apply to certain 100% affordable housing</u></p>

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		<p><u>developments</u>. New commercial development could be developed at an FAR of up to 4.5. Multistory development is envisioned. Appropriate commercial uses include neighborhood retail, mid-rise office, medium to small scale health care facilities, and medium scale private community gathering facilities. Projects that aggregate parcels and have a of minimum 0.7-acre site, can increase their residential density to 75 dwelling units per acre to take advantage of larger developments.</p> <p>This land use designation is used on the west side of Winchester Boulevard between Olin Avenue and Stevens Creek Boulevard and on the east side of south Monroe Street between Hemlock Avenue and Stevens Creek Boulevard.</p>
3: Land Use	26	<p>Policy 3-3: Within the Mixed Use Commercial, Mixed Use Neighborhood, or Urban Village land use designations, existing commercial or industrial square footage shall be replaced with an equivalent commercial square footage in the new residential or residential mixed-use development. <u>The replacement of existing commercial square footage requirement does not apply to certain 100% affordable housing developments.</u></p>
3: Land Use	21	<div style="border: 1px solid black; padding: 10px;"> <p>*Note: Where an existing commercial use redevelops to a Mixed Use Commercial, Mixed Use Neighborhood, or Urban Village use, the existing commercial square footage must be replaced with an equivalent commercial square footage in the new development, at a minimum. <u>The replacement of commercial requirement does not apply to certain 100% affordable housing developments.</u></p> <p>** The entire Winchester corridor requires active ground floor space, while hatched areas require commercial space at the ground floor. <u>The ground floor commercial requirement does not apply to certain 100% affordable housing developments.</u></p> </div>

Note: Changes shown in underline and strikethrough.

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South Bascom Avenue (North) Urban Village Plan		
Chapter	Page	Redline Text
3: Land Use	21	<p>Urban Village Commercial FAR: Up to 8.0</p> <p>This designation is located in the Institutional Gateway and the TOD Gateway Character Areas, and supports commercial activity more intensive than the Neighborhood/Community Commercial designation. Appropriate uses in this designation include mid- to high-rise office, medium-scale to high-intensity health care facilities, and hotels, along with neighborhood-serving commercial and retail activities. Development under this designation should be developed with an urban and pedestrian-oriented form with the presence of parking and automobile circulation minimized from the adjacent public right-of-way.</p> <p>Where possible, this Plan supports the aggregation of smaller parcels within this designation in order to form parcels ideal for larger, mid- to high-rise development reinforces the commercial nature of the respective character area. The Dick’s Center site at the corner of South Bascom and Southwest Expressway is ideal for high-intensity, transit-oriented office and retail development to create a gateway into the South Bascom Urban Village. On the northern end of the Village, parcels with the Urban Village Commercial designation are well-suited to take advantage of the surrounding intensity of development on the hospital and college campuses.</p> <p>Residential uses may be supported in the TOD Character Area after a minimum commercial FAR of</p>

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		0.7 is provided. See Land Use Policy LU-1.2 for more direction. <u>The 0.70 FAR commercial requirement does not apply to certain 100% affordable housing developments.</u>
3: Land Use	26	<p>Urban Village Commercial FAR: minimum of 0.35 Residential Density: Up to 150 DU/AC The Urban Village land use designation supports commercial development, but does allow for residential uses to be developed in conjunction with commercial uses, once the minimum requirements for commercial uses have been met. The parcels designated Urban Village have a combined commercial FAR requirement of 0.35. In general, this means that a mixed-use project is required to include a minimum FAR of 0.35 for commercial uses within the project; however, since the FAR minimum is for the whole area designated Urban Village and not for individual properties, a development with the Urban Village designation could include less than an FAR of 0.35 if other developments are built in the area at higher commercial FARs, and the overall amount of commercial with the area designated Urban Village does not drop below an FAR of 0.35. <u>The overall 0.35 FAR commercial requirement does not apply to certain 100% affordable housing developments.</u></p> <p>Residential uses that are developed under this designation are encouraged to be built at densities greater than 70 dwelling units to the acre. Lower residential densities are acceptable, however, for mixed-use projects that include small amounts of residential in combination with significant amounts of non-residential square footage. The Urban Village designation requires new development to have an urban form in keeping with the pedestrian-oriented Urban Village concept.</p>
	32	Policy LU-1.2: Residential uses may be supported on properties with the Urban Village Commercial land use designation located within the TOD

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		Character Area after a minimum commercial FAR of 0.7 is provided. <u>The overall 0.35 FAR commercial requirement does not apply to certain 100% affordable housing developments.</u> The residential uses' maximum occupied floor plate (including all associated residential project components like parking, landscaping, circulation, stormwater infrastructure, etc.) are limited to 40 percent of the project site area. Publicly accessible open space is not included under the 40 percent restriction.
3: Land Use	32	Policy LU-1.3: Ensure that the overall commercial Floor Area Ratio (FAR) for the Urban Village does not drop below 0.35. <u>The overall 0.35 FAR commercial requirement does not apply to certain 100% affordable housing developments.</u> New development that includes residential uses should not be developed such that the combined FAR of the Urban Village drops below 0.35, except a residential project may provide a lower commercial FAR, or none at all, if the existing amount of commercial development exceeds the 0.35 FAR objective for the Urban Village.

Winchester Boulevard Urban Village Plan		
Chapter	Page	Redline Text
3: Land Use	21	Urban Village 65 to 250 DU/AC The Urban Village designation supports a wide range of commercial uses, including retail sales and services, professional and general offices, and institutional uses as stand-alone uses or in a mixed-use format. This designation also allows residential uses in a mixed-use format. Residential and commercial mixed-use projects can be vertical mixed-use with residential above retail for example, or, where a larger site allows, they can be mixed horizontally, with commercial and residential uses built adjacent to each other, in one integrated development.

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		<p>All new development under this designation must include ground floor commercial uses along Winchester Boulevard. <u>The ground floor commercial requirement does not apply to certain 100% affordable housing developments.</u> This Plan does not establish a maximum FAR for commercial or mixed residential/commercial development for properties designated Urban Village, but new developments should provide a commercial FAR based on the average commercial FAR of the entire Village at the time of a development proposal. <u>The average commercial FAR requirement does not apply to certain 100% affordable housing developments.</u> This requirement is to meet the overall goal of the Urban Village job capacity. The intensity of new commercial development will effectively be limited by the maximum height limits established in this Plan and shown on the Height Diagram by transitional height and parking requirements established in the Zoning Ordinance.</p>
3: Land Use	21	<p>Mixed Use Commercial Commercial-Only Projects: FAR 0.25 to 4.5 Residential Mixed-Use Projects: Commercial use FAR minimum 0.50; up to 50 DU/AC; up to 75 DU/AC for sites larger than 0.7 acres. This designation is intended to accommodate a mix of commercial and residential uses with an emphasis on commercial activity. This designation also allows development that only includes commercial uses. New mixed use commercial and residential development shall include commercial square footage at the equivalent of at least 0.50 FAR of the property. <u>The 0.50 FAR commercial requirement does not apply to certain 100% affordable housing developments.</u> New commercial development could be developed at an FAR of up to 4.5. Multistory development is envisioned. Appropriate commercial uses include neighborhood retail, mid-rise office, medium to small scale health care facilities, and medium scale private community gathering facilities. Projects that aggregate parcels and have a of</p>

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		<p>minimum 0.7-acre site, can increase their residential density to 75 dwelling units per acre to take advantage of larger developments.</p> <p>This land use designation is used on the parcels between Williams Road and south of Greentree Way of the west side of Winchester Boulevard and on the parcels on the Northeast corner of Payne Avenue and Winchester Boulevard.</p>
3: Land Use	25	<p>Policy 3-3: Within the Mixed Use Commercial, Urban Residential, or Urban Village land use designations, existing commercial or industrial square footage shall be replaced with an equivalent commercial square footage in the new residential or residential mixed-use development. <u>The replacement of existing commercial square footage requirement does not apply to certain 100% affordable housing developments.</u></p>
3: Land Use	20	<div style="border: 1px solid black; padding: 10px;"> <p>* Where an existing commercial use redevelops to a Mixed Use Commercial, Urban Residential, or Urban Village use, the existing commercial square footage must be replaced with an equivalent commercial square footage in the new development, at a minimum. <u>The replacement of commercial requirement does not apply to certain 100% affordable housing developments.</u></p> <p>** The entire Winchester corridor requires active ground floor space, while hatched areas require commercial space at the ground floor. <u>The ground floor commercial requirement does not apply to certain 100% affordable housing developments</u></p> </div>

24th & Williams Street Urban Village Plan

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Chapter	Page	Redline Text
Land Use	13	<p>Mixed-Use Commercial Density: Up to 35 DU/AC; FAR 0.5 to 1.5 (1 to 3 stories) for mixed-use projects that include residential, with a minimum commercial FAR of 0.5; FAR Up to 1.5 (1 to 3 stories) for stand-alone non-residential uses.</p> <p>The Mixed-Use Commercial designation is intended to accommodate a mix of commercial and residential uses with an emphasis on commercial activity. Two blocks are designated with this land use designation. These blocks are bounded by Shortridge Avenue, South 28th Street, Whitton Avenue, and South 26th Street, and presently contain a mix of single-family homes and industrial uses, with the industrial uses generally clustered around the former railroad right-of-way/planned Five Wounds Trail. The commercial uses that are envisioned and supported by this designation include neighborhood serving retail and small offices. This land use designation also supports art related uses including artist studios, art education uses, and rehearsal and production uses. Low impact industrial or light manufacturing uses could be appropriate within this land use designation if they are compatible with and do not pose a hazard to surrounding residential uses.</p> <p>The Mixed-Use Commercial land use designation does support residential uses as part of a mixed-use development, but not as a stand-alone use. New development that includes residential shall include a minimum commercial FAR of 0.5. <u>The 0.50 FAR commercial requirement does not apply to certain 100% affordable housing developments.</u> The type of residential envisioned for this area includes live/work uses. New non-residential uses that do not include residential do not have a minimum FAR.</p> <p>The area designated Mixed-Use Commercial contains a number of existing single-family homes</p>

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		and some duplexes. The intention of this Village Plan is that these existing residential only uses can remain indefinitely. Requirements for the inclusion of commercial or non-residential uses only apply when an existing residential property is redeveloped.
Land Use	17	<p>Urban Village Density: Up to 95 DU/AC; FAR 0.3 to 2.5 (1 to 4 stories) for mixed-use projects that include residential, with a minimum commercial FAR of 0.3; FAR Up to 2.5 (1 to 4 stories) for stand-alone non-residential uses.</p> <p>The properties in the Future Land Use Diagram planned to be designated Urban Village are generally located along 24th Street south of San Antonio Road, with a cluster at the intersection of William and 24th Streets. The Urban Village Designation supports a wide range of commercial uses, including retail sales and services, professional and general offices, and institutional uses. This land use designation is a commercial designation that will support residential uses in a mixed-use format. Mixed-use residential/commercial projects can be vertical mixed-use with ground floor commercial uses with residential uses above for example, or, where the aggregation of properties creates a larger site, they can be mixed horizontally, with commercial and residential uses built adjacent to each other, in one development. To meet the commercial/employment lands objective for this Village, mixed-use residential/commercial projects shall include a minimum FAR of 0.3 for commercial uses. <u>The 0.30 FAR commercial requirement does not apply to certain 100% affordable housing developments.</u> Stand-alone residential projects that do not include a commercial component are not supported by the Urban Village land use designation in this Village Plan <u>except for certain 100% affordable housing developments.</u></p>
Land Use	18	Land Use Policy 3: Stand-alone residential projects are prohibited in areas with an Urban Village Land

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		<u>Use designations, except for certain 100% affordable housing developments, and residential projects shall include commercial uses at an FAR of 0.3 or greater. The 0.30 FAR commercial requirement does not apply to certain 100% affordable housing developments.</u>
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Martha Gardens Specific Plan		
Chapter	Page	Redline Text
4: Land Use Plan	24	Commercial/Mixed-Use (Up to 1.5 FAR) This designation allows only commercial uses on the ground floor with housing and/or offices encouraged on subsequent floors. <u>The ground floor commercial requirement does not apply to certain 100% affordable housing developments.</u> Commercial and mixed-use buildings should be built to or near the front property line and should be oriented to the sidewalk. Neighborhood commercial uses and services are encouraged throughout the area but intermittent regional commercial uses are permitted along South First Street.
4: Land Use Plan		Policy 1.1: South First Street should be improved as a neighborhood and district-serving commercial spine with ground floor retail and commercial uses. New development in the South First Street Sub-Area will require ground floor uses that contribute to a vibrant pedestrian environment and to the vitality of the neighborhood business district. <u>The ground floor commercial requirement does not apply to certain 100% affordable housing developments.</u> As such, retail shops and restaurants, neighborhood services, and other public-oriented uses should be oriented to South First Street, East Virginia, Martha and Keyes Streets. As described below, streetscape improvements will also be required as new development occurs, to further enhance the identity and character of the retail corridor.

Midtown Specific Plan

Note: Changes shown in underline and strikethrough.

Chapter	Page	Redline Text
Land Use & Urban Design: Cahill West Submap	49	<p>POLICY 1.2: Ground-level neighborhood-serving commercial uses are required along The Alameda and West San Carlos Street. <u>The ground floor commercial requirement does not apply to certain 100% affordable housing developments.</u></p> <p>The Cahill West neighborhood is envisioned as a mixed-use district that will include convenience retail, restaurant and neighborhood-serving commercial uses. In order to reinforce the existing Neighborhood Business Districts along The Alameda and West San Carlos Street, such uses should be oriented to the sidewalk of these streets to promote retail continuity and an active pedestrian environment. Upper-level residential uses are also preferred along these streets.</p>

Council District: Citywide

Note: Changes shown in underline and strikethrough.