

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 2018 General Plan Amendment Cycle (Cycle 4)

File No. GPT18-003

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 24, 2018, 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. GPT18-003 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 December 4, 2018, 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 December 4, 2018, 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 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. GPT18-003 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 _____, 20__, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

EXHIBIT “A”

File No. GPT18-003. Various amendments of the General Plan text as follows:

1. Chapter 1, entitled “Envision San José 2040,” “Major Strategies” section, “Major Strategy #9 – Destination Downtown” subsection, sixth paragraph (page 24) is hereby amended to read as follows:

- a. “Major Strategy #5 – Urban Villages” section, paragraph 7 (p. 19) 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’s policies address how the Downtown is a:

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

2. Chapter 2, entitled “Thriving Community,” “Diverse and Innovative Economy” section, Policy IE-1.11 is hereby amended to read as follows:

“IE-1.11 Allow interim development of employment lands with alternative employment uses such as small expansions of existing uses or reuse of existing buildings when the interim development would not limit the site’s ability to be redeveloped in the future in accordance with the long-term plan for the site.”

3. Chapter 3, entitled “Environmental Leadership,” “Environmental Considerations / Hazards” section, Policy EC-4.5 is hereby amended to read as follows:

“EC-4.5 Ensure that any development activity that requires grading does not impact adjacent properties, local creeks and storm drainage systems by designing and building the site to drain properly and minimize erosion. An Erosion Control Plan is required for all private development projects that have a soil disturbance of one acre or more, are adjacent to a creek/river, and/or are located in hillside areas. Erosion Control Plans are also required for any grading occurring between October 15 1 and April 15.”

4. Chapter 4, entitled “Quality of Life,” “Community Design” section, Policy CD-7.3 is hereby amended to read as follows:

“CD-7.3 Review development proposed within an Urban Village Area prior to approval of an Urban Village Plan for consistency with General Plan design policies and any other applicable design policies pertaining to the proposed use. ~~Review proposed mixed-use projects that include residential units for consistency with the Design Policies for Urban Villages.~~ Following adoption of an Urban Village Plan, review new development for consistency with design goals, policies, standards, and guidelines included within the Urban Village Plan ~~as well as for consistency with any other applicable design policies.”~~

5. Chapter 5, entitled “Interconnected City,” “Land Use Designations” section, “Industrial Park” designation is hereby amended to read as follows:

“Industrial Park
Density: FAR Up to 10.0 (2 to 15 stories)

The Industrial Park designation is an industrial designation intended for a wide variety of industrial users such as research and development, manufacturing, assembly, testing and offices. This designation is differentiated from the Light Industrial and Heavy Industrial designations in that Industrial Park uses are limited to those for which the functional or operational characteristics of a hazardous or nuisance nature can be mitigated through design controls. Hospitals may be appropriate within this designation, if it can be demonstrated that they will not be incompatible with Industrial Park uses or other nearby activities. Areas identified exclusively for Industrial Park uses may contain a very limited number of supportive and compatible commercial uses, when those uses are of a scale and design providing support only to the needs of businesses and their employees in the immediate industrial area. These commercial uses should typically be located within a larger industrial building to protect the character of the area and maintain land use compatibility. Additional flexibility may be provided for retail and service commercial uses, including hotels within the North San José Development Policy area and the Edenvale Development Policy area through the City’s discretionary review and permitting process. One primary difference between this use category and the “Light Industrial” category is that, through the Zoning Ordinance, performance and design standards are more stringently applied to Industrial Park uses.”

6. The following sections of Chapter 7, entitled “Implementation,” are amended as follows:

- a. “Implementation” section, Goal IP-1 “Land Use / Transportation Diagram” is hereby amended to read as follows:

“Goal IP-1 Land Use / Transportation Diagram

Make land use and permit decisions to implement the Envision General Plan Land Use / Transportation Diagram and to further the vision, goals and policies of the Envision General Plan.

IP-1.1 Use the Envision General Plan Land Use / Transportation Diagram designations to indicate the general intended land use, providing flexibility to allow for a mix of land uses, intensities and development forms compatible with a wide variety of neighborhood contexts and to designate the intended roadway network to be developed over the timeframe of the Envision General Plan. Use the Zoning designation to indicate the appropriate type, form and height of development for particular properties.

IP-1.2 Consider multiple zoning districts to provide site-specific development guidance for individual parcels within a large area sharing a single Land Use designation as consistent with the Envision General Plan, given that the Land Use / Transportation Diagram provides a more generalized description of the appropriate land uses and form of development for an area.

IP-1.3 Ensure that proposals for redevelopment or significant intensification of existing land uses on a property conform to the Land Use / Transportation Diagram. Because the Diagram designation identifies the City’s long-term planned land use for a property, non-conforming uses should transition to the planned use over the timeframe of the Envision General Plan. Allow improvements or minor expansions of existing, non-conforming land uses provided that such development will contribute to San José’s employment growth goals or advance a significant number of other Envision General Plan goals.

IP-1.4 For contiguous properties in single ownership that have multiple land use designations, the boundary between designations may be an undulating or “wavy” line. When such boundary occurs

on the Land Use/Transportation Diagram it means that some flexibility may be allowed in the location of the designated uses. The same general land area and allocation of uses should be maintained, but the designated uses may be relocated on the site if they are compatible with surrounding land use designations, and do not impact the viability of developing the rest of the site. This policy also applies to a single property with multiple land use designations.

IP-4.41.5 Implementation of existing planned development zonings and/or approved and effective land use entitlements, which were previously found to be in conformance with the General Plan prior to its comprehensive update, are considered as being in conformance with the Envision General Plan when the implementation of such entitlements supports its goals and policies.

IP-4.51.6 Maintain a Zoning Ordinance and Subdivision Ordinance that aligns with and supports the Land Use / Transportation Diagram and Envision General Plan goals and policies. Develop new Zoning Districts which enumerate uses and establish development standards, including heights, to achieve vital mixed-use complete communities and facilitate their implementation.

IP-4.61.7 Ensure that proposals to rezone and prezone properties conform to the Land Use / Transportation Diagram, and advance Envision General Plan Vision, goals and policies.

IP-4.71.8 Use standard Zoning Districts to promote consistent development patterns when implementing new land use entitlements. Limit use of the Planned Development Zoning process to unique types of development or land uses which cannot be implemented through standard Zoning Districts, or to sites with unusual physical characteristics that require special consideration due to those constraints.

IP-4.81.9 Consider and address potential land use compatibility issues, the form of surrounding development, and the availability and timing of infrastructure to support the proposed land use when reviewing rezoning or pre zoning proposals.

IP-4.9 1.10 For a period of up to 18 months following the adoption date of the Envision San José General Plan, planned development

zonings and discretionary development permits (including use permits and subdivision maps) may be considered for General Plan conformance to the land use designations as shown on the final adopted version of the Focus on the Future San José 2020 Land Use/ Transportation Diagram. In addition, during the same 18 month period, planned development zonings and development permits for residential projects of four units or less on sites with a residential designation on the final adopted version of the Focus on the Future San José 2020 Land Use/Transportation Diagram may be considered in conformance with the General Plan. All of the “Pipeline” applications benefiting from this policy must have been submitted to the City, including full payment of initial application fees, prior to adoption of this General Plan and their review must be completed within this same 18-month period.”

- b. “Implementation” section, Policy IP-5.12 is hereby amended to read as follows:

“IP-5.12 Residential projects that are 100% affordable deed restricted by a public entity for a period not less than 55 years to low income residents (earning 80% or less of the Area Median Income) (up to 60% AMI), very low (30-50% AMI) and extremely low income (up to 30% AMI), can proceed within an Urban Village ahead of a Growth Horizon, or in a Village in a current Horizon that does not have a Council approved Plan, if the project meets the following criteria:

1. The project does not result in more than 25% of the total residential capacity of a given Urban Village being developed with affordable housing ahead of that Village’s Growth Horizon. For Villages with less than a total housing capacity of 500 units, up to 125 affordable units could be developed, however the total number of affordable units cannot exceed the total planned housing capacity of the given Village.
2. The development is consistent with the Urban Village Plan for a given Village, if one has been approved by the City Council.
3. Development that demolishes and does not adaptively reuse existing commercial buildings should substantially replace the existing commercial square footage.
4. The project is not located on identified key employment opportunity sites, which are sites generally 2 acres or larger,

located at major intersections and for which there is anticipated market demand for commercial uses within the next 10 to 15 years.
5. Affordable housing projects built in Villages under this policy would not pull from the residential Pool capacity.”

7. 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								
	Gross 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	107,996	35,633	12,004 11,350	24,191	24,626	23,546
Downtown								
Downtown (v)	688	25,816	8,450	6,900 7,554	1,560 896			
Diridon Station Area Urban Village*	250	22,843	2,710	1,433	1,277			
Downtown Sub-Total		48,659	11,160	8,333 8,987	2,827 2,173			
Downtown Core*		48,500	10,360					
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		1,760			
Midtown Specific Plan	125	841	800	0	800			
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		21,941	7,680	3,625	4,055			

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)	92	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 - Arcadia / 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		980	1,245	313		932	
— 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 Bl / 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 Bl / Cottle Rd (v)	48	500	313				313
V60 - Santa Teresa Bl / 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:

* The Downtown Core includes the Downtown Growth Area, the Downtown Transit Employment Center, and the portion of the Diridon Station Area Urban Village east of Stockton Avenue and the Caltrain railroad tracks south of West Santa Clara Street

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).

Council District: Citywide.