



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: November 9, 2018

SUBJECT: FILE NO. GPT18-003. CITY-INITIATED GENERAL PLAN TEXT AMENDMENT TO MAKE MINOR MODIFICATIONS AND CLARIFYING REVISIONS TO THE ENVISION SAN JOSE 2040 GENERAL PLAN.

RECOMMENDATION

The Planning Commission voted unanimously (7-0-0) to recommend that the City Council approve the General Plan Text Amendment to make minor modifications and clarifying revisions to the *Envision San José 2040 General Plan*.

OUTCOME

If City Council approves the General Plan Text Amendment, the Envision San José 2040 General Plan would be amended to reflect the proposed modifications and clarifying revisions as detailed in the Planning Commission staff report (attached).

BACKGROUND

On October 24, 2018, the Planning Commission held a public hearing to consider the proposed General Plan Text Amendment. The Director of Planning, Building and Code Enforcement recommended approval of the General Plan Text Amendment. The item was on the consent calendar and was approved by the Planning Commission with no discussion.

ANALYSIS

For a complete analysis, please see the Planning Commission staff report (attached).

EVALUATION AND FOLLOW UP

If the General Plan Text Amendment is approved, the Envision San José 2040 General Plan will be modified to reflect the revisions detailed in the Planning Commission staff report.

PUBLIC OUTREACH

Staff followed Council Policy 6-30: Public Outreach Policy. A notice of the public hearing was published in the San Jose Post Record and on the City's website. The staff report is also posted on the City's website and staff has been available to respond to questions from the public.

COORDINATION

Preparation of this memorandum has been coordinated with the City Attorney's Office.

CEQA

Pursuant to Section 15168 of the CEQA Guidelines, the City of San José has determined that the proposed General Plan Text Amendment is within the scope of the approved Final Program EIR for the Envision San José 2040 General Plan and Supplemental EIR to the Envision San Jose 2040 General Plan EIR, and Addenda thereto for which findings were adopted by City Council Resolution Nos. 76041 and 77617 respectively, that adequately describe the activity for the purposes of CEQA.

/s/
ROSALYNN HUGHEY, Secretary
Planning Commission

For questions please contact Michael Brilliot, Deputy Director, at 408-535-7831.

Attachment: Planning Commission Staff Report



PLANNING COMMISSION STAFF REPORT

File No.	GPT18-003
Applicant:	City-Initiated
Location	Citywide
Council District	Citywide
CEQA:	Determination of Consistency with the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San Jose General Plan Final Program Environmental Impact Report (Resolution No. 77617), and Addenda thereto.

APPLICATION SUMMARY:

City-initiated General Plan Text Amendment to make minor modifications and clarifying revisions to the Envision San José 2040 General Plan.

RECOMMENDATION:

Recommend that the City Council adopt a resolution (Attachment B) approving the General Plan Text Amendment to make minor modifications and clarifying revisions to the Envision San José 2040 General Plan.

PROJECT DESCRIPTION

The proposed amendment is to make minor modifications and clarifying revisions to the *Envision San José 2040 General Plan*. These changes are summarized below and shown in strikethrough/underline format in Attachment A.

1. Industrial Park Land Use Designation (Text Reference: Envision San José 2040 General Plan, Chapter 5, page 10)

The Industrial Park land use designation currently allows additional flexibility for service commercial uses within the North San Jose Development Policy area. Staff is proposing to clarify that flexibility for service commercial uses, including hotels, is also extended to the Edenvale Development Policy area.

2. Interim Uses on Employment Lands (Text Reference: Envision San José 2040 General Plan, Chapter 2, page 5, Policy IE-1.11)

Policy IE-1.11 allows interim development of employment lands with alternative employment uses such as small expansions of existing uses when the interim development would not limit the site’s ability to be redeveloped in the future. Staff is proposing to update Policy IE-1.11 to clarify that interim development includes the reuse of existing buildings.

3. Urban Villages Design Policies (Text Reference: Envision San José 2040 General Plan, Chapter 4, page 22, Policy CD-7.3)

Policy CD-7.3 specifies that proposed development projects in Urban Villages prior to adoption of an Urban Village Plan should be reviewed for consistency with applicable design policies pertaining to the proposed use. Proposed amendments to the Policy clarify that projects proposed ahead of an approved Urban Village Plan should be consistent with both General Plan design policies and any other applicable design policies.

4. Parameters for Affordable Housing Projects (Policy IP-5.12) (Text Reference: Envision San José 2040 General Plan, Chapter 7, page 19, Policy IP-5.12)

Implementation Policy IP-5.12 allows affordable housing projects that are 100% affordable to low (up to 60% Area Median Income (AMI)), very low (30-50% AMI) and extremely low income (up to 30% AMI) to 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 Urban Village Plan, subject to certain criteria. State tax credit law has changed since adoption of Policy IP-5.12, and the definition of low income has been expanded to include affordability up to 80% AMI. Proposed revisions to Policy IP-5.12 would simplify the policy and bring the parameters of allowable affordable housing projects in line with current State tax credit law.

5. Properties with Multiple Land Use Designations (Text Reference: Envision San José 2040 General Plan, Chapter 7, page 4)

The Envision San Jose 2040 General Plan Land Use Designations are generally applied to whole areas and not individual properties or small groupings of properties. As a result, more than one land use designation may be applied to a single property or on multiple contiguous properties under single ownership. Staff is proposing a new policy in the “Implementation” section of Chapter 7 (Implementation), which clarifies that some flexibility is allowed for development of a site when one property or multiple contiguous properties under single ownership have more than one land use designation.

6. Minor Errors and Clarifications (Text Reference: Envision San José 2040 General Plan, Chapter 1, page 19 (Major Strategy #5); Chapter 3, “Environmental Considerations / Hazards” section, page 45, Policy EC-4.5)

As staff continues to implement the Envision San José 2040 General Plan, minor grammatical fixes have been identified and detailed in strikethrough/underline format in Attachment A.

7. Residential Entitlements in Urban Villages (Text Reference: Envision San José 2040 General Plan, Appendix 5)

The proposed amendments to Appendix 5 would update the Growth Areas Planned Capacity by Horizon table to reflect the residential entitlements approved in Fiscal Year 2017-18 and since the adoption of the General Plan (November 1, 2011). The amendments to Appendix 5 are shown in Attachment B, and the specific entitlements and their project descriptions shown in Attachment C.

Text Reference:

See above.

Site Location:

Citywide.

ANALYSIS

Envision San José 2040 General Plan Conformance

1. Industrial Park Land Use Designation

Edenvale plays a critical role in the General Plan's Regional Employment Center Major Strategy. Similar to North San Jose, Edenvale has been a strategic location planned for industrial, office, and research and development uses since the adoption of General Plan '75. The Envision San José 2040 General Plan plans for 25,000 jobs in the New Edenvale and Old Edenvale (Bernal) Growth Areas. The Edenvale Area Development Policy (EADP) was adopted in June 2000, and last updated in April 2014 to facilitate industrial development in the Edenvale area by managing traffic congestion in the EADP area, promoting General Plan goals for economic development, encouraging a citywide reverse commute to jobs at southerly locations in San Jose, and providing for transit-oriented, mixed use development to increase internalization of automobile trips and promote transit ridership.

The Industrial Park land use designation currently allows additional flexibility for service commercial uses within the North San Jose Development Policy area. To promote new commercial development that supports the build-out and attraction of employers and workers to the EADP area, as well as to further General Plan economic development goals and policies, staff proposes updating the Industrial Park land use designation to extend flexibility for service commercial uses, including hotels, within the Edenvale Development Policy area. There are approximately 745-acres of land designated Industrial Park within the approximately two-thousand-acre Policy area. The proposed text amendment advances the Regional Employment Center Major Strategy and other General Plan economic development goals and policies by allowing flexibility for service commercial uses to support existing and future employers and their employees.

2. Interim Uses of Employment Lands

Policy IE-1.11 allows interim development of employment lands with alternative employment uses such as small expansions of existing uses when the interim development would not limit a site's ability to be redeveloped in the future. Planning has recently received development applications to reuse existing buildings for employment uses on properties with commercial or industrial General Plan land use designations. For example, there has been interest in reusing existing buildings for data centers on properties designated Transit Employment Center. While new development in the Transit Employment Center land use designation would be expected to develop in an intensive and vertical configuration, interim uses within existing buildings can advance General Plan economic development goals, until such time that there is market demand for new more intensive development. The proposed amendment to Policy IE-1.11 would clarify that interim development includes the reuse of existing buildings when the use would not limit the site's ability to be redeveloped in the future.

3. Urban Village Design Policies

Policy CD-7.3 specifies that proposed development projects in Urban Villages prior to adoption of an Urban Village Plan should be reviewed for consistency with applicable design policies pertaining to the proposed use, but does not specify that those projects should be consistent with General Plan design policies. The policy is also unclear on which policies to review proposed mixed-use residential projects for consistency prior to adoption of an Urban Village Plan. Proposed amendments to Policy CD-7.3 clarify that all projects proposed ahead of an approved Urban Village Plan should be consistent with both General Plan design policies and any other applicable design policies. Proposed projects following adoption of an Urban Village Plan should be reviewed for consistency with design goals, policies, standards, and guidelines included within the Urban Village Plan.

4. Parameters for Affordable Housing Projects (Policy IP-5.12)

Implementation Policy IP-5.12 allows affordable housing projects to 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, subject to certain criteria. Affordable housing projects as defined by Policy IP-5.12 are those that are 100% affordable to low (up to 60% AMI), very low (30-50% AMI) and extremely low income (up to 30% AMI). Since adoption of Policy IP-5.12, however, State tax credit law has expanded the definition of low income to include affordability up to 80% AMI. Specifically, State tax credit law now allows affordable housing developers to provide affordable housing up to 80% of the AMI so long as 40% of the units have an average AMI of 60% or less. As a result, staff is proposing updating Policy IP-5.12 to allow affordable housing projects up to 80% AMI, consistent with State tax credit law.

Expanding allowable affordable housing projects up to 80% allows developers to serve a new group of residents who are struggling with housing costs, but don't traditionally qualify for affordable housing programs. The proposed change can also help to leverage City funding because the higher AMI's can support the lower AMI's making projects more financially viable. The proposed update simplifies the policy and would be consistent with and support General Plan goals and policies to increase the City's affordable housing stock, and maximize the use of financial resources and programs.

5. Properties with Multiple Land Use Designations

The Envision San Jose 2040 General Plan Land Use Designations are generally applied to whole areas and not individual properties or small groupings of properties. Consequently, more than one land use designation may be applied to a single property or on multiple contiguous properties under single ownership. This has caused confusion for applicants and property owners about where, and what specific uses are allowed on their sites. There is also not clear direction in the General Plan for staff to consistently analyze development applications when more than one land use designation intersects a project site. To provide clarity, staff is proposing a new policy in the "Implementation" section of Chapter 7 (Implementation), which allows some flexibility on a site when one property or multiple contiguous properties under single ownership have more than one land use designation. The proposed policy would allow the same acreage and general intensity of development specific to the land use designations bisecting the site, but would allow those uses to be relocated on the site as long as they are compatible with, and do not impact the viability of surrounding land use designations.

For example, a 10-acre site where seven acres are designated Neighborhood/Community Commercial (NCC) and three acres are designated Urban Residential, could propose development of commercial uses on up to approximately seven acres elsewhere on the site consistent with the allowed uses and intensities of the NCC land use designation. Development of residential or other uses allowed under the Urban Residential land use designation could also be proposed on up to approximately 3 acres elsewhere on the 10-acre site, as long as it is compatible with surrounding uses, and does not impact the viability of developing the rest of the site itself.

6. Residential Entitlements in Urban Villages

The revisions to Appendix 5 are consistent with General Plan Goal IP-3: "Evaluate the progress of the Envision General Plan's implementation actions and programs...during [the] Annual Review."

The proposed text Amendment would update Appendix 5 to reflect residential entitlements approved within the City's Growth Areas in Fiscal Year 2017-18 and since adoption of the Envision San José 2040 General Plan. These changes are best suited to be included in the General Plan Annual Review because staff annually tracks the amount of residential development (General Plan Policy IP-3.2) and reports on newly adopted Urban Village Plans in the General Plan Annual Performance Review report. The Growth Areas Planned Capacity by Horizon table in Appendix 5 provides developers, land owners, and City staff with important information concerning the remaining residential capacity within the City's Growth Areas. The amendments to Appendix 5 are shown in Attachment B, and the specific entitlements and their project descriptions shown in Attachment C.

Note that Council will consider additional changes to Appendix 5 proposed by staff in conjunction with the Downtown Strategy 2040 project (File No. GPT17-002) during the same General Plan hearing cycle. The Downtown Strategy 2040 (GPT17-002) will be considered by Council after this amendment and will incorporate the changes, if approved, to Appendix 5 that are proposed as part of this text amendment (GPT18-003).

7. Minor Errors and Clarifications

Minor grammatical fixes have been identified and detailed in strikethrough/underline format in Attachment A.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed General Plan Text Amendment does not include any construction, demolition, or other activity that has the potential to negatively impact the environment. Pursuant to Section 15168 of the CEQA Guidelines, the City of San José has made a Determination of Consistency, as this activity is within the scope of the approved Envision San José 2040 General Plan, and the Final Program EIR for the Envision San José 2040 General Plan and Supplemental EIR to the Envision San José 2040 General Plan EIR, and Addenda thereto, for which findings were adopted by City Council Resolution Nos. 76041 and 77617 respectively, that adequately describe the activity for the purposes of CEQA.

PUBLIC HEARING NOTIFICATION

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater.
(Required: Website Posting)
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City.
(Required: E-mail and Website Posting)
- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the criteria above, staff followed Council Policy 6-30: Public Outreach Policy. A notice of the public hearing was published in the San Jose Post Record and on the City's website. The staff report is also posted on the City's website and Staff has been available to respond to questions from the public.

Project Manager: Jared Hart

Approved by: *Michelle Bell*, Deputy Director for Rosalynn Hughey, Planning Director

Date: *10/16/18*

Attachments:
A) Strikethrough/Underline of General Plan Text Amendments
B) Appendix 5 Updates
C) Residential Entitlements Approved in Growth Areas Between July 1, 2017 and June 30, 2018
D) Draft Resolution

ATTACHMENT A
STRIKETHROUGH/UNDERLINE OF GENERAL PLAN TEXT AMENDMENT CHANGES

1. INDUSTRIAL PARK LAND USE DESIGNATION

Chapter 5, “Land Use Designations” section, page 10:

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.

2. INTERIM USES OF EMPLOYMENT LANDS

Chapter 2, “Diverse and Innovative Economy” section, page 5:

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. URBAN VILLAGE DESIGN POLICIES

Chapter 4, “Community Design” section, page 22

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.~~

4. PARAMETERS FOR AFFORDABLE HOUSING PROJECTS (POLICY IP-5.12)

Chapter 7, “Implementation” section, page 19, Policy IP-5.12

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.

5. PROPERTIES WITH MULTIPLE LAND USE DESIGNATIONS

Chapter 7, “Implementation” section, page 5

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.

6. MINOR ERRORS AND CLARIFICATIONS

a) **Chapter 1, “Major Strategy #5 – Urban Villages” section, page 19:**

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

b) **Chapter 3, “Environmental Considerations / Hazards” section, page 45:**

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.

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									
	CAPACITY			TRACKING					
	Gross Acres	Planned Job Capacity	Planned Housing Yield (DU)	Base	Planned DU Growth Capacity for Urban Villages by Horizon (Timeframe)			NSJ ADP	
				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	4,560	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	248	247				
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					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 roadtracks 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).						

Attachment C - Residential Entitlements Approved in Growth Areas (July 1, 2017 - June 30, 2018)

Growth Area	File No.	File Description	Final Date	Units
Downtown	HA14-023-02	Site Development Permit Amendment to amend previously approved Site Development Permits (File Nos. H14-023 and HA14-023-01) to increase the number of residential units from 202 to 228, to allow alterations to the floor plans, and architectural modifications of a 20-story mixed-use building on an approximately 0.47 gross acre site	Jun 6, 2018	26
	SP17-023	Special Use Permit to construct an 18-story building with 302 multi-family residences and 10,146 square feet of retail on a 0.77 gross acre site	Nov 17, 2017	302
	SP17-031	Special Use Permit to allow for the demolition of Parkside Hall to allow the construction of a 24 story mixed-use development with 19,000 square feet of ground floor retail, 214,000 square feet of office, 60,000 square feet of museum space, 184 hotel rooms, and 306 residential units, the removal of 20 ordinance-sized trees	Aug 29, 2017	306
	SPA17-009-01	Special Use Permit Amendment to amend the previously approved Special Use Permit (File No. SP17-009) to increase the number of residential units from 312 residential units to 326 units in the east tower and from 298 residential units to 304 residential units in the west tower (20 additional residential units) on level 3 & 4, creating activated edges along 4th Street and 5th Street in lieu of the approved podium parking stalls. Also to allow minor updates and optimization to the architectural, landscape, and civic design for improved quality, cost efficiency and constructability and amend SUP conditions of approval items 37, 38 and 39 of a multi-family residential project located on a 1.4 gross acre site.	Dec 13, 2017	20

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

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

DRAFT

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. Appendix 5 “Growth Areas Planned Capacity by Horizon” “Planned Job Capacity and Housing Growth Areas by Horizon (3 Horizons)” table is hereby amended to read as follows:

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				
		Planned Job Capacity	Planned Housing Yield (DU)	Base	Planned DU Growth Capacity for Urban Villages by Horizon (Timeframe)			NSJ ADP
				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	4,560	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)

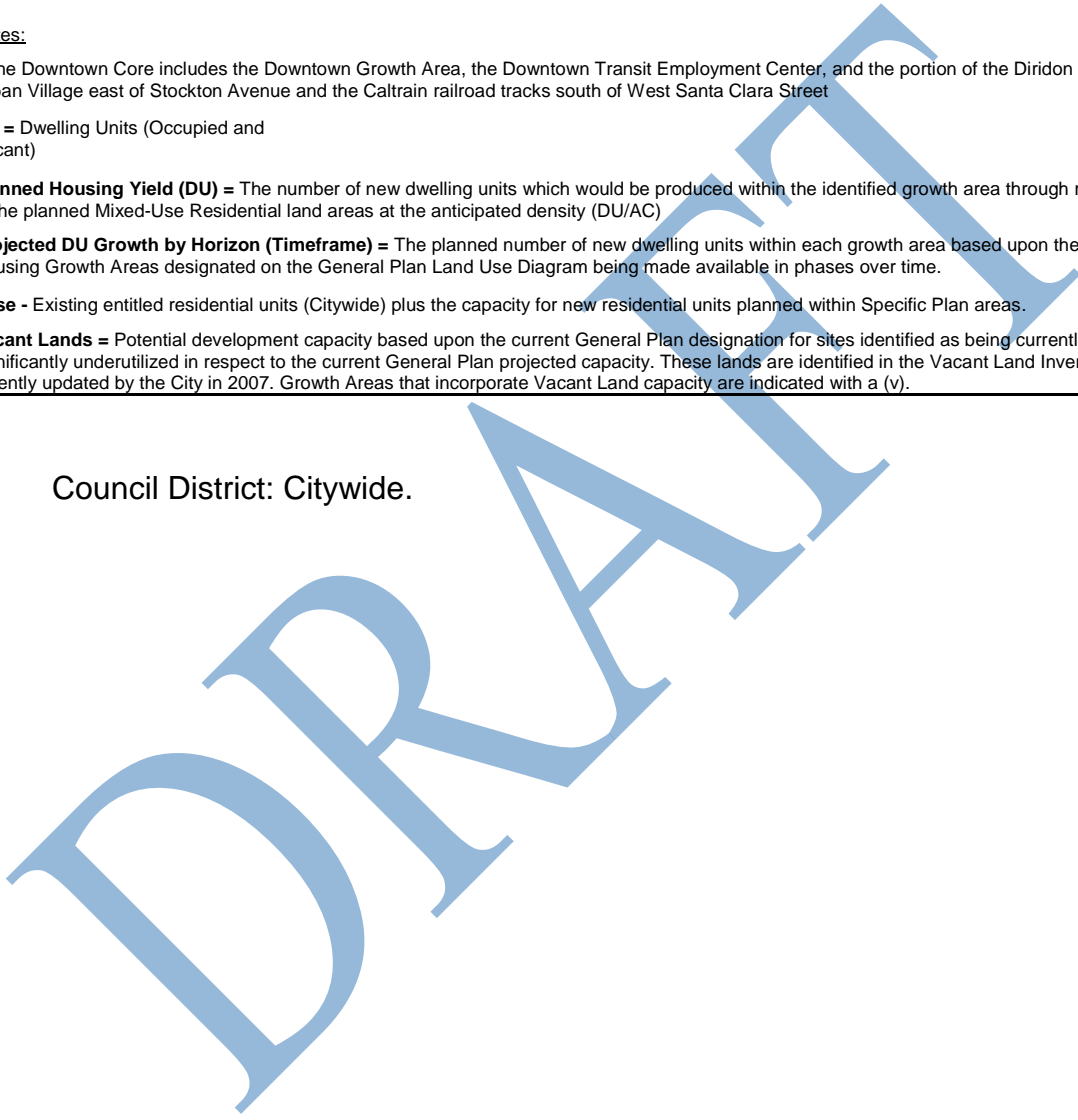
Planned Housing Yield (DU) = The number of new dwelling units which would be produced within the identified growth area through redevelopment of the planned Mixed-Use Residential land areas at the anticipated density (DU/AC)

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.



The following
items were
received after
packets were
distributed.

From: Terri Balandra [<mailto:tbalandra@apr.com>]

Sent: Monday, October 22, 2018 2:35 PM

To: Planning Commission 1 <PlanningCom1@sanjoseca.gov>; Planning Commission 2 <PlanningCom2@sanjoseca.gov>; Planning Commission 3 <PlanningCom3@sanjoseca.gov>; Planning Commission 4 <PlanningCom4@sanjoseca.gov>; Planning Commission 5 <PlanningCom5@sanjoseca.gov>; Planning Commission 6 <PlanningCom6@sanjoseca.gov>; Planning Commission 7 <PlanningCom7@sanjoseca.gov>

Cc: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Planning Commission, Oct 24th, Item #7(c) GPT18-003

Commissioners;

Regarding GPT18-003, that you'll be voting on:

It seems there is a proposal for 8 parcels (one parcel is the current Hope Village site- also in the Airport Inner Safety Zone) to be rezoned for commercial use, and taken out of the Federal Grant-funded Guadalupe Gardens. (See the attached map & text, above) It seems the General Plan needs to be Amended first, and so does the 2002 Guadalupe Gardens Master Plan.

I also understand that this process may be bypassing the Planning Commission process. The Airport will have their CEQA master services consultant covering the proposed GPA/rezoning and GG Master Plan amendment and staff anticipates it will result in an ND clearance.

On Oct 24th, the **ALUC** (Airport Land Use Commission) will also be ruling on the GP Amendment (Item #6, GP18-003), on how it will affect the Airport Influence Areas of the San Jose Airport. See the ALUC Agenda here: http://sccgov.iqm2.com/Citizens/Detail_Meeting.aspx?ID=9908

Items #4 will deal with the Guadalupe Gardens parcels (Item #4) **All the attachments in this link regarding Item #4, apply to the 8 parcels that are currently proposed to be rezoned (& both GPs amended) – the start of which is this GP18-003 – THE SAME GP Amendment that you're addressing, on the same evening.**

Not only am I concerned about the safety (probability of circling scavenger birds & reflection) & liability issues, regarding the newly sanctioned Hope Village encampment in the Airport Inner Safety Zone which expressly states NO Residential & too high of a Noise level – but also I'm concerned this GP Amendment seems to be reclassifying the Airport Extended Object Free Area – so the City can rezone eight of the parcels for commercial use.

Although I understand that the Federal Grant funded Guadalupe Gardens parcels "Extended Object Free Area" is now called the Runway Approach Zone (RPZ), by the FAA (See the above attached recent letter from Zoe Lofgren's Office) - it is not clear, how the Airport/City Staff can Amend & Zone these Federal Grant funded parcels that are in the Runway Protection Zone. (It now seems the Airport's current stance is that the GG Extended Object Free Area designation was discontinued in 2014, and now our Airport starts the Runway Protection Zone - at the actual start of the runway "on-airport".) It now seems the SJC Airport doesn't need the same Guadalupe Gardens parcels, for airport approach? – what changed? Did the FAA declassify the approach parcels – or did Airport/City Staff?

The ALUC classifies" RPZ" as land that has "100% No structures & 0 people"... How can the City propose to rezone this Runway Protection Zone property? The fact that these parcels were purchased with Federal Grant money – doesn't this also carry restrictions that also run with the property, and must be presented to the FAA first – before any type of approval?

Has any Airport, City Planning, Office of Economic Development, or City Manager Staff – actually contacted the FAA, - to see if they can declassify these Federal Grant funded Guadalupe Gardens “Runway Protection Zone” parcels – for commercial use?

Or, did City & Airport Staff think they could go through the Planning & Rezoning process first & ask the FAA for forgiveness later?

My hope is that you'll consider the ramifications & ask questions of Staff addressing this General Plan Amendment text – regarding the Airport & the Guadalupe Gardens parcels - before final consideration. Thanks for your attention;

Terri Balandra
408.309.3711 cell
tbalandra@apr.com

Proposed Guadalupe Gardens General Plan Amendment/Rezoning

Change the General Plan land use designation for approx. 11.6 acres of non-contiguous City-owned property in the Guadalupe Gardens area from Open Space, Parklands & Habitat (OSPH) to:

- Neighborhood/Community Commercial (NCC) for 10 acres on the east side of Coleman Avenue between W. Hedding & W. Taylor streets, and Rezone to CN (Commercial Neighborhood).
- Combined Industrial/Commercial (CIC) for 1.6 acres on the north side of W. Hedding Street between Ruff Drive & Spring Street, and on the east side of Ruff Drive north of W. Hedding Street, and Rezone to LI (Light Industrial).

Parcel (APN)	Acres	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
259-02-130	2.9	Open Space, Parklands & Habitat (OSPH)	Neighborhood/Community Commercial (NCC)	R-2 (Residential)	CN (Commercial Neighborhood)
259-02-131	3.3	"	"	R-2 (Residential) & CO (Commercial Office)	"
259-08-072	0.1	"	"	LI (Light Industrial)	"
259-08-101 (part)	0.2	"	"	R-2 & R-M (Residential)	"
259-08-102	3.5	"	"	R-2 (Residential) & LI (Light Industrial)	"
230-38-076	0.4	"	Combined Industrial/Commercial (CIC)	LI (Light Industrial)	no change
230-38-092	0.4	"	"	CP (Commercial Pedestrian)	LI (Light Industrial)
230-38-104 (part)	0.8	"	"	IP (Industrial Park) & R-1-8 (Residential)	"

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CO-CHAIR, CONGRESSIONAL CAUCUS ON VIETNAM

ZOE LOFGREN
19TH DISTRICT, CALIFORNIA

October 11, 2018

Ms. Theresa A. Balandra
1580 Sierra Avenue
San Jose, CA 95126-2813

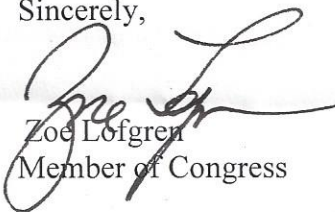
Dear Ms. Balandra:

We received a response regarding our inquiry with the Federal Aviation Administration ("FAA") regarding a recent compliance review. The compliance review involved Guadalupe Gardens, located north of the airport in the Runway Protection Zone (RPZ), and Airport West, a 75 acre tract of land purchased by the City of San Jose (City) adjacent to the west side of SJC.

According to the FAA, the compliance review findings for these parcels are resolved, and the matter is closed. Consequently, this land is outside of the jurisdiction of my office, and the City is the appropriate authority for this issue.

The jurisdiction over SJC falls in the scope of District 3 of the City Council. The representative for this District is Councilmember Raul Peralez. The Office of Council District 3 is located at 200 E. Santa Clara Street, 18th Floor, San José, CA 95113. Councilmember Peralez may be contacted at (408) 535-4903 or by e-mail at district3@sanjoseca.gov.

Sincerely,



Zoe Lofgren
Member of Congress

ZL: ap

Proposed Guadalupe Gardens General Plan Amendment Property



Hi Ms. Balandra –

The two items referenced below are not related to San José International Airport. The file number for item 6 on the [ALUC agenda](#) should read “GPT18-003.” I will bring this to ALUC’s attention.

Item No. 7.c. ([GPT18-003](#)) on the Planning Commission [agenda](#) is a City-initiated General Plan Text Amendment to make minor revisions to the General Plan; and item No. 7.d. ([GPT18-004](#)) is a City-initiated General Plan Text Amendment to make minor revisions to the General Plan related to housing preservation and rehabilitation. The City is required to refer General Plan Text Amendments to the ALUC, which is why these two items are on ALUC’s 10/24 agenda. Please let me know if you have any questions.

Regards,

Jared

Jared Hart, AICP, CPSWQ

Supervising Planner - Citywide Planning
City of San Jose | Planning, Building and Code Enforcement
200 E. Santa Clara Street - 3rd Fl. | San Jose, CA 95113
(408) 535-7896

From: Planning Commission 1

Sent: Monday, October 22, 2018 3:48 PM

To: Terri Balandra <tbalandra@apr.com>

Cc: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Hart, Jared <Jared.Hart@sanjoseca.gov>;
Planning Commission 1 <PlanningCom1@sanjoseca.gov>

Subject: RE: Planning Commission, Oct 24th, Item #7(c) GPT18-003

Ms Balandra:

Thank you for your email – I am familiar with this issue, but I do not think **GP18-003** and **GPT18-003** are the same proposal / application.

Ms Hughey or Mr Hart:

Could you kindly advise – If **GP18-003** and **GPT18-003** are not related, are there GP amendments proposed for the airport land use changes? Would those need to come through the PC on the way to the council? (What I have heard about in the newspapers and in the greater central SJ community is Hope Village sanctioned encampment and some sort of parking/tailgating facility for the Earthquakes Stadium.)

Thank you,

John S. Leyba, Planning Commissioner, City of San Jose
phone: 408-926-5646 -- email: PlanningCom1@sanjoseca.gov

From: Terri Balandra <tbalandra@apr.com>

Sent: Monday, October 22, 2018 14:35

To: Planning Commission 1 <PlanningCom1@sanjoseca.gov>; Planning Commission 2 <PlanningCom2@sanjoseca.gov>; Planning Commission 3 <PlanningCom3@sanjoseca.gov>; Planning Commission 4 <PlanningCom4@sanjoseca.gov>; Planning Commission 5 <PlanningCom5@sanjoseca.gov>; Planning Commission 6 <PlanningCom6@sanjoseca.gov>; Planning Commission 7 <PlanningCom7@sanjoseca.gov>

Cc: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Subject: Planning Commission, Oct 24th, Item #7(c) GPT18-003

Commissioners;

Regarding GPT18-003, that you'll be voting on:

It seems there is a proposal for 8 parcels (one parcel is the current Hope Village site- also in the Airport Inner Safety Zone) to be rezoned for commercial use, and taken out of the Federal Grant-funded Guadalupe Gardens. (See the attached map & text, above) It seems the General Plan needs to be Amended first, and so does the 2002 Guadalupe Gardens Master Plan.

I also understand that this process may be bypassing the Planning Commission process. The Airport will have their CEQA master services consultant covering the proposed GPA/rezoning and GG Master Plan amendment and staff anticipates it will result in an ND clearance.

On Oct 24th, the **ALUC** (Airport Land Use Commission) will also be ruling on the GP Amendment (Item #6, GP18-003), on how it will affect the Airport Influence Areas of the San Jose Airport. See the ALUC Agenda here: http://sccgov.iqm2.com/Citizens/Detail_Meeting.aspx?ID=9908

Items #4 will deal with the Guadalupe Gardens parcels (Item #4) **All the attachments in this link regarding Item #4, apply to the 8 parcels that are currently proposed to be rezoned (& both GPs amended) – the start of which is this GP18-003 – THE SAME GP Amendment that you're addressing, on the same evening.**

Not only am I concerned about the safety (probability of circling scavenger birds & reflection) & liability issues, regarding the newly sanctioned Hope Village encampment in the Airport Inner Safety Zone which expressly states NO Residential & too high of a Noise level – but also I'm concerned this GP Amendment seems to be reclassifying the Airport Extended Object Free Area – so the City can rezone eight of the parcels for commercial use.

Although I understand that the Federal Grant funded Guadalupe Gardens parcels "Extended Object Free Area" is now called the Runway Approach Zone (RPZ), by the FAA (See the above attached recent letter from Zoe Lofgren's Office) - it is not clear, how the Airport/City Staff can Amend & Zone these Federal Grant funded parcels that are in the Runway Protection Zone. (It now seems the Airport's current stance is that the GG Extended Object Free Area designation was discontinued in 2014, and now our Airport starts the Runway Protection Zone - at the actual start of the runway "on-airport".) It now seems the SJC Airport doesn't need the same Guadalupe Gardens parcels, for airport approach? – what changed? Did the FAA declassify the approach parcels – or did Airport/City Staff?

The ALUC classifies" RPZ" as land that has "100% No structures & 0 people"... How can the City propose to rezone this Runway Protection Zone property? The fact that these parcels were purchased with Federal Grant money – doesn't this also carry restrictions that also run with the property, and must be presented to the FAA first – before any type of approval?

Has any Airport, City Planning, Office of Economic Development, or City Manager Staff – actually contacted the FAA, - to see if they can declassify these Federal Grant funded Guadalupe Gardens “Runway Protection Zone” parcels – for commercial use?

Or, did City & Airport Staff think they could go through the Planning & Rezoning process first & ask the FAA for forgiveness later?

My hope is that you'll consider the ramifications & ask questions of Staff addressing this General Plan Amendment text – regarding the Airport & the Guadalupe Gardens parcels - before final consideration. Thanks for your attention;

Terri Balandra
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