

# General Plan 4-Year Review Urban Village, NBD, VMT, and Evergreen East Hill Development Policy Changes

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City Council, November 30, 2021

Presenter: Michael Brilliot, Deputy Director, PBCE

# Four Year Review Scope

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1. Urban Village Implementation and Policy Modifications
2. Explore capacity shifts between Growth Areas
3. Explore allowing limited Housing in Neighborhood Business Districts
4. Consider moving to Vehicle Miles Traveled Tier II Goals and Policies
5. Explore Reworking or Closing Evergreen-East Hills Development Policy



# Amendments Under Consideration

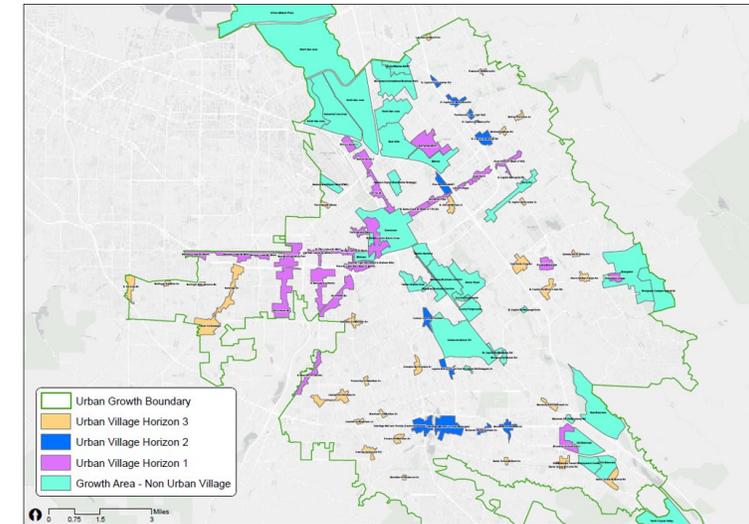
- File No. GPT21-005: General Plan Four-Year Major Review General Plan Amendment: Urban Village Text Amendments
- File No. GP21-013 : General Plan Four-Year Major Review General Plan Amendment: Growth Area Amendments
- File No. GPT21-001: General Plan Four-Year Major Review General Plan Amendment: Neighborhood Business District Overlay
- File No. GPT21-006: General Plan Four-Year Major Review General Plan Amendment: Vehicle Miles Traveled (VMT) Policy Text Amendments
- File No. GPT21-007: General Plan Four-Year Major Review General Plan Amendment: Evergreen East Hill Development Policy Text Amendments



# Urban Village Recommendations

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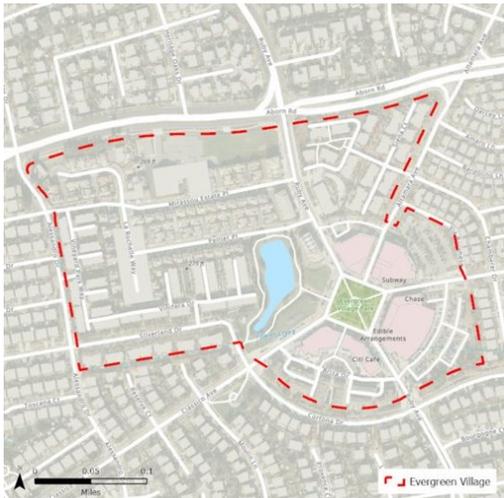
- *Eliminate Growth Horizons*
- *Eliminate Residential Pool Policy*
- *Modify General Plan Policy IP-5.5 to provide more flexibility in the Urban Village planning process*
- *Make minor capacity adjustment for select Urban Villages (for CEQA purposes)*
- *Create shared capacity for jobs and housing between Urban Villages*



# Urban Village Recommendations

- *Eliminate the Evergreen Urban Village*
- *Eliminate the E. Capitol and Foxdale Urban Village*
- *Create the Story Road Urban Village*
- *Create the Capital Caltrain Station Area*

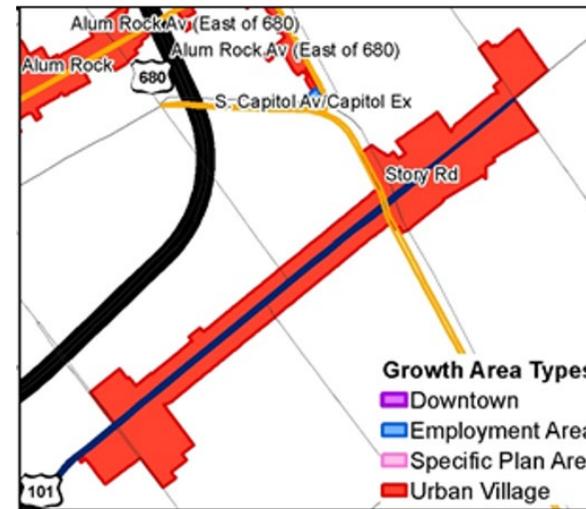
Evergreen Village



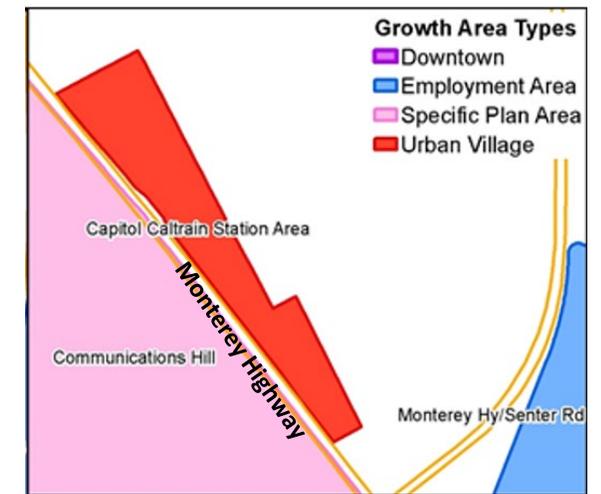
E. Capitol & Foxdale Village



Story Road



Capital Caltrain Station Area



# Signature Project Policy

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## Signature Project Purpose:

Allows market rate mixed-use residential development with a significant commercial component to occur prior to the completion of an Urban Village Plan



# Signature Projects

Unique projects that:

- Catalyze development in village
- Provides above and beyond jobs and housing
- Extensive community engagement
- High-quality design
- Public open space
- Prominent location



Updated: December 9, 2019



# Signature Project Recommendation

- Establish objective definition of prominent location
- Define above average commercial requirement based on Village type and property size
- Define above average residential density based on Village type and property size
- Establish objective open space requirement based on Village type

# Signature Project Recommendation

## Task Force Recommendation

- Slightly different definition of prominent location for interior parcels

*1.5 acres min. with 100 feet of street frontage*

vs.

*2 acres min. with 150 of street frontage (Staff recommendation)*

- Variation in minimum residential density for Neighborhood Villages

*30 DU/AC minimum*

vs.

*45 DU/AC minimum (Staff recommendation)*

# Signature Project Recommendation

## Task Force Recommendation

- Only require Signature Projects to provide average share of planned commercial/jobs capacity

*Staff does not support this recommendation*

- *Projects that can move forward ahead of an Urban Village Plan should be, by definition, above average*
- *General Plan objective is to support projects that build housing and expand commercial opportunities in an Urban Village*

# Signature Project Recommendation

## Task Force Recommendation

- Eliminate the requirement that commercial be built prior to or concurrently with residential development

*Staff does not support this recommendation*

- *Existing policy ensures that commercial is built.*
- *Goal is to build signature projects that include commercial, not just entitle such projects.*

# Neighborhood Business District Recommendation

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- Establish NBD Overlay to provide flexibility for housing
  - N. 13<sup>th</sup> St.
  - Willow Glen
  - Japantown (Taylor Street portion)
- Overlay requirements:
  - Replace existing commercial
  - If none exist on site or adjacent, no commercial required
  - Comply with Citywide Design Guidelines
  - Adaptively reuse historic structures on-site
- Establish development standards for height and density
- Do not apply Overlay to Calle Willow



# Neighborhood Business District Recommendation

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## Additional Task Force Recommendations

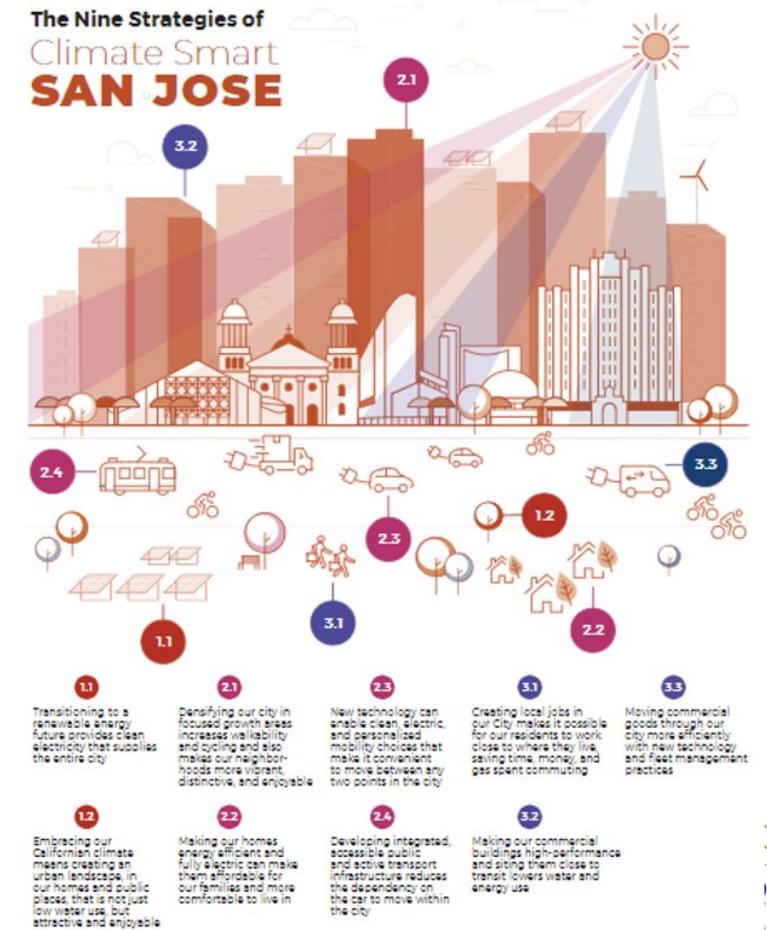
- Exploring revising the 100% replacement of commercial to provide more flexibility based on the different status and success of each NBD.
- Add policy that development projects be required to comply with future anti-displacement strategies resulting from Small Business Alum Rock Pilot Program.
- Staff do not recommend adding these to the General Plan



# VMT Miles Traveled Goals and Actions

## Recommendation

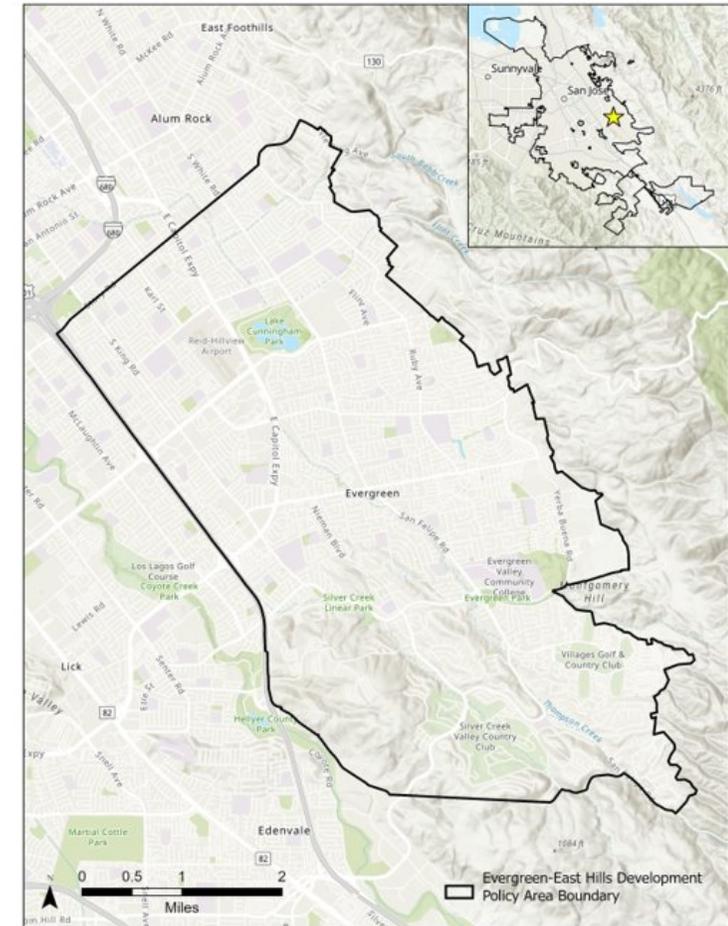
- Move Forward with Implementation of Tier II VMT Actions
- Align VMT reduction goals with Climate Smart
- Align Mode Split Goal with Climate Smart
- Add actions to achieve new VMT reduction and mode split goals and further Climate Smart



# Evergreen East Hills Development Policy

## Recommendation

- Transition to the VMT Policy for growth control and close out the EEHDP
- Memorialize goals and policies of Evergreen-East Hills Vision Strategy by maintaining guiding principles and design guidelines
- Deliver transportation improvements that support existing development



# Staff Recommendation

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Staff recommends that the Planning Commission recommend that the City Council take all of the following actions:

1. Consider the Addendum to 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 General Plan Final Program Environmental Impact Report (Resolution No. 77617), and Addenda thereto in conformance with CEQA; and
2. Adopt a resolution approving the General Plan Text and Diagram Amendments associated with the Envision San José 2040 General Plan Four-Year Review (File Nos. GPT21-001, GPT21-005, GP21-013, GPT21-006, and GPT21-007)



# Planning Commission Recommendation

- Recommends Staff recommendation except where differs from Task Force Recommendation
- In which case Planning Commission Recommends the Task Force's recommendation



# Additional Staff Recommendation

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Add a "pipeline" provision which says that:

*Pending Signature Projects that have a complete application as of November 30, 2021 are not subject to revisions to the Signature Policy Project policy approved by Council on this date.*



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