

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: November 6, 2017

SUBJECT: GPT17-003. CITY-INITIATED GENERAL PLAN TEXT AMENDMENT TO MAKE MINOR MODIFICATIONS AND CLARIFYING REVISIONS TO THE ENVISION SAN JOSÉ 2040 GENERAL PLAN AND THE ALAMEDA (EAST) URBAN VILLAGE 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* and *The Alameda (East) Urban Village Plan*.

OUTCOME

Should the City Council approve the General Plan Text Amendment, the *Envision San José 2040 General Plan* and *The Alameda (East) Urban Village Plan* would be amended to reflect the proposed modifications and clarifying revisions as detailed in the Planning Commission staff report (attached).

BACKGROUND

On October 11, 2017, 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, Division Manager, at 408-535-7831.

Attachment: Planning Commission Staff Report



PLANNING COMMISSION STAFF REPORT

File No.	GPT17-003
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* and *The Alameda (East) Urban Village Plan*.

RECOMMENDATION:

Recommend that the City Council adopt a resolution (Attachment E) approving the General Plan Text Amendment to make minor modifications and clarifying revisions to the *Envision San José 2040 General Plan* and *The Alameda (East) Urban Village Plan*.

PROJECT DESCRIPTION

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

1. Residential Pool Policy (Text Reference: Envision San José 2040 General Plan, Chapter 7, page 9)

Staff is proposing to clarify that the residential Pool capacity is not an additional “floating” 5,000 units to the General Plan’s planned housing yield. There has been confusion among the community and others about whether the 5,000 housing units in the Pool are in addition to the total 120,000 planned housing units, or if they are incorporated within the overall planned housing capacity. The added language to Policy IP-2.11 clarifies that the 5,000-unit Pool is incorporated within the General Plan’s 120,000 planned housing unit capacity. The text also clarifies that the residential Pool capacity is utilized for Signature Projects in Horizon 2 and 3 Urban Villages.

2. Urban Village Plan Areas (Text Reference: *Envision San José 2040 General Plan*, Chapter 5, page 26)

The “Urban Village Plan Areas” section, as currently written, discusses all Urban Village Plans that have been adopted by City Council since the General Plan’s adoption in 2011. This section was created to explain how Rincon South, North San José’s Transit Employment Residential Overlay, and Alum Rock Avenue were adopted as Urban Village Plans. This section was also intended to include all Urban Village Plans as they become adopted by City Council. The proposed text amendment eliminates the need to update this section as Urban Village Plans are adopted by City Council. Updating this section is not necessary to understand whether an Urban Village Plan has been adopted, as the adopted plans are posted on the City’s web site.

3. 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 16-17 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.

4. Housing Growth Areas by Horizon Diagram (Text Reference: *Envision San José 2040 General Plan*, Chapter 7, page 41)

The Housing Growth Areas by Horizon Diagram on page 41 of Chapter 7 requires updating to reflect the adoption of the Diridon Station Area Urban Village, as well as aesthetic modifications to its layout. Several items are proposed to be eliminated from this specific Diagram for legibility including Proposed BART Stations, Caltrain Stations, Grand Boulevards, Existing Light Rail Stations, and Proposed Light Rail Stations. No changes to the Horizons or the Growth Area boundaries are proposed as part of this text amendment. Attachment D shows the updated Housing Growth Areas by Horizon Diagram.

5. Minor Errors and Clarifications (Text Reference: *Envision San José 2040 General Plan*, Chapter 1, page 19 (Major Strategy #5); Chapter 4, page 15 (Community Design); Chapter 5, page 24 (Neighborhood Business Districts), Appendix 5)

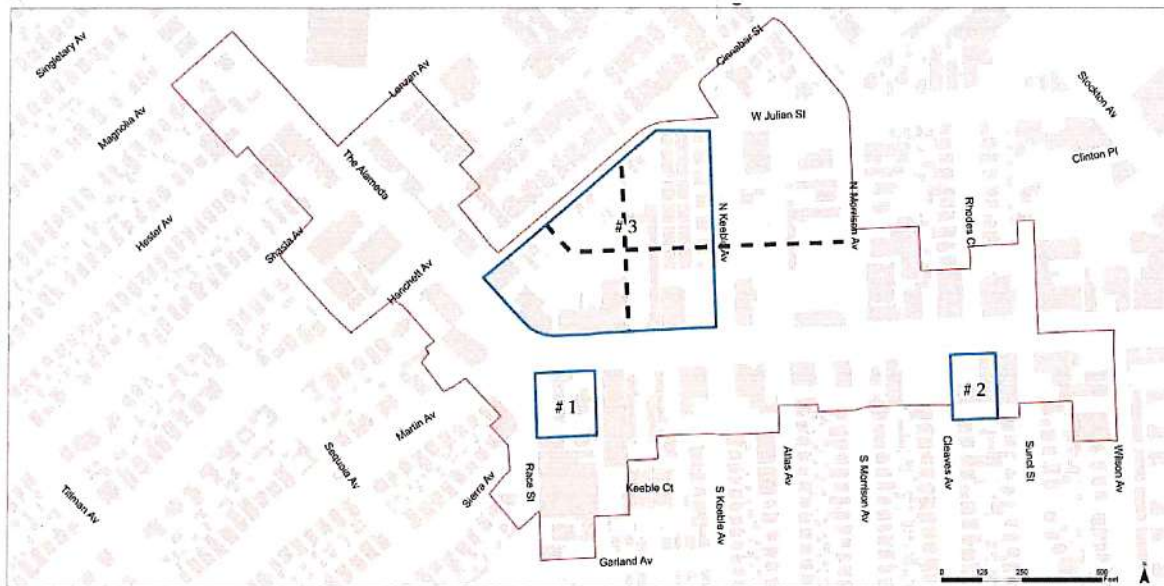
As staff continues to implement the *Envision San José 2040 General Plan*, various minor errors and needed clarifications have been identified, including the following:

- Changing “drive-up” to “drive-through” for consistency throughout the document
- Removing the specified number of Urban Villages so that additional General Plan Text Amendments are not needed in the future should this number change
- Modifying the “Acres” column in Appendix 5 to accurately reflect Growth Area acreages and eliminating the “Planned Acreage for Mixed Use Residential” column
- Consolidating the Stevens Creek Urban Village to match the adopted Urban Village Plan (i.e. Stevens Creek East, Stevens Creek Mid, and Stevens Creek West to Stevens Creek Boulevard)
- Minor grammatical fixes

6. The Alameda (East) Urban Village Plan (Text Reference: *The Alameda (East) Urban Village Plan*, Chapter 3, page 25)

The proposed text amendment to *The Alameda (East) Urban Village Plan* clarifies that Policy LU-2.1 should reference Case Study Site 3, not Case Study Site 1, and clarifies the density of

development that would be permitted on Case Study Site 3 if the property were to be redeveloped. Case Study Site 3 is shown in the diagram below (p. 65 of *The Alameda (East) Urban Village Plan*). The policy as written to date is unclear about whether the FAR of a potential redevelopment proposal applies to mixed-use or commercial-only development. The proposed text amendment clarifies that upon redevelopment, a minimum FAR of 2.7 must be achieved for the commercial component of a mixed-use development.



1. RACE STREET CASE STUDY SITE
2. CLEAVES AVENUE CASE STUDY SITE
3. WEST JULIAN STREET, THE ALAMEDA, AND KEEBLE AVENUE CASE STUDY SITE

Figure 1: The Alameda (East) Case Study Sites

Text Reference:

See above.

Site Location:

Citywide.

ANALYSIS

Envision San José 2040 General Plan Conformance

1. Residential Pool Policy

The proposed modifications to the Residential Pool policy add much needed clarification that projects utilizing the 5,000 unit Pool capacity cannot exceed their corresponding Urban Village's planned housing yield. For example, proposed mixed-use projects within the recently approved Winchester Boulevard Urban Village that are eligible to utilize the residential Pool may not exceed the Village's 2,000 unit planned housing yield even if there are more than 2,000 units remaining in the Pool. Mixed-use residential development projects utilizing the Pool draw down units from their respective Urban Villages' capacity. The proposed changes further the Pool policy's original intention and do not change how the Pool is utilized.

2. Urban Village Plan Areas

The proposed revision to the Urban Village Plan Areas section eliminates the need for continuous staff maintenance and upkeep. The revisions maintain the section's original intent of understanding how Rincon South, the North San José Transit Employment Residential Overlay, and Alum Rock Avenue were adopted as Urban Village Areas upon adoption of the General Plan in 2011.

3. Residential Entitlements in Urban Villages

The revisions to Appendix 5 are consistent with General Plan Policy 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 16-17 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.

4. Housing Growth Areas by Horizon Diagram

The updated diagram conforms to the General Plan as the updates are simply aesthetic and do not modify the location, boundary, or Horizon of the Growth Areas.

5. Minor Errors and Clarifications

The four text changes included in the Minor Errors and Clarifications section of Attachment A as well as the changes to Appendix 5 shown in Attachment B are necessary, minor revisions to the General Plan to keep the document accurate and up to date. The "Planned Acreage for Mixed Use Residential" column of Appendix 5 is proposed to be eliminated as the information is an unnecessary and non-useful component of the table, and would need to be continuously updated and maintained as Urban Village Plans are adopted by City Council.

Note that the changes to Appendix 5 (Attachment B) associated with this General Plan Amendment (File No. GPT17-003) reflect some of the changes to Appendix 5 being proposed by staff in this General Plan Amendment hearing. File No. GPT17-005 that Council will consider at the same hearing also includes changes to Appendix 5 that incorporate and are dependent upon the changes made within this amendment.

6. The Alameda (East) Urban Village Plan

The proposed revision to Policy LU-2.1 of *The Alameda (East) Urban Village Plan* clarifies the Plan's original intent for Case Study Site 3 and does not change the Plan's implementation. The site, located at the eastern corner of West Julian Street and The Alameda, is one of the primary commercially designated sites in the Plan; thus, the minimum 2.7 commercial FAR is necessary to achieve the Urban Village's planned job capacity.

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

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: Kimberly Vacca

Approved by:



, Planning Official for Rosalynn Hughey,
Interim Planning Director

Date:

10/4/17

Attachments:

Attachment A – Strikethrough/Underline of General Plan Text Amendment Changes
Attachment B – Appendix 5 Modifications
Attachment C – Residential Entitlements Approved Between August 1, 2016 and July 31, 2017
Attachment D – Updated Planned Housing Growth Areas Diagram
Attachment E – Draft Resolution

ATTACHMENT A
STRIKETHROUGH/UNDERLINE OF GENERAL PLAN TEXT AMENDMENT CHANGES

1. RESIDENTIAL POOL POLICY

Chapter 7, page 9:

IP-2.11 Provide a “Pool” of residential unit capacity which may be allocated to allow entitlement of residential projects within Urban Village Areas not included within the current Plan Horizon. This ~~P~~pool is initially established as 5,000 units, and may be replenished as part of a General Plan Major Review. The 5,000-unit Pool is not additional capacity to the General Plan’s planned housing yield, but instead is drawn from the respective Urban Village’s planned housing yield when utilized. Projects receiving allocation must conform to the Land Use / Transportation Diagram and advance the goals and policies of the respective Urban Village Plan. Preparation of an Urban Village Plan for the subject Urban Village is necessary prior to allocation of these units unless the project qualifies as a Signature Project in a future Horizon Urban Village.

2. THE ALAMEDA (EAST) URBAN VILLAGE PLAN

The Alameda (East) Urban Village Plan, Chapter 3, page 25:

Policy LU-2.1: For Case Study Site ~~43~~ (Figure 11, Chapter 5), between West Julian Street and North Keeble Avenue, if the entire block is developed as one project, allow residential to be developed anywhere on the site. The residential density could go up to 250 DU/AC provided that a minimum ~~commercial~~ FAR of 2.7 for the entire site is achieved, a publicly-accessible urban plaza/park of a minimum 2,000 square feet is provided at a visible location, and the project is consistent with the urban design policies and guidelines of this Plan.

3. URBAN VILLAGE PLAN AREAS

Chapter 5, Urban Village Plan Areas, page 26-27

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

- Rincon South – The former Rincon South Specific Plan provides goals, policies, and design guidelines for the two Urban Villages located within the Rincon South area.
- North San Jose – the North San Jose Neighborhoods Plan, North San Jose Area Development Policy and North San Jose Urban Design Guidelines address five Transit Employment Residential Overlay areas located within North San Jose. These documents provide land use guidance for these Overlay areas consistent with the objectives of the Urban Village planning process.

- Alum Rock Avenue (between King Road and Highway 680) – The MS Main Street zoning district, developed specifically to apply to properties located along the portion of Alum Rock Avenue between King Road and Highway 680), provides sufficient land use policy direction to meet the intent of the Urban Village designation as it is applied to those properties.

4. MINOR ERRORS AND CLARIFICATIONS

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

Development of ~~70~~ Urban Villages at environmentally and fiscally beneficial locations throughout the city is a key Plan strategy. Focusing new job and housing growth to build attractive, compact, walkable urban districts or “Urban Villages” will enable location of commercial and public services in close proximity to residential and employee populations, allowing people to walk to services while also providing greater mobility for the expanding senior and youth segments of the population.

b) Chapter 1, “Major Strategy #9 – Destination Downtown” section, page 24:

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 ~~Draft~~ Plan’s policies address how the Downtown is a:

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

c) Chapter 4, “Community Design” section, page 15:

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

1. Include attractive and interesting pedestrian-oriented streetscape features such as street furniture, pedestrian scale lighting, pedestrian oriented way-finding signage, clocks, fountains, landscaping, and street trees that provide shade, with improvements to sidewalks and other pedestrian ways.
2. Strongly discourage drive-~~up~~through services and other commercial uses oriented to occupants of vehicles in pedestrian-oriented areas. Uses that serve the vehicle, such as car washes and service stations, may be considered appropriate in these areas when they do not disrupt pedestrian flow, are not concentrated in one area, do not break up the building mass of the streetscape, are consistent with other policies in this Plan, and are compatible with the planned uses of the area.
3. Provide pedestrian connections as outlined in the Community Design Connections Goal and Policies.
4. Locate retail and other active uses at the street level.
5. Create easily identifiable and accessible building entrances located on street frontages or paseos.

6. Accommodate the physical needs of elderly populations and persons with disabilities.
7. Integrate existing or proposed transit stops into project designs.

d) **Chapter 5, “Neighborhood Business Districts” section, page 24, paragraph 5:**

Within an NBD overlay, residential and commercial uses, together with related parking facilities, are seen to be complementary uses, although commercial uses oriented to occupants of vehicles, such as drive-~~up~~through service windows, are discouraged along major thoroughfares within NBD areas. In areas with an NBD overlay designation, any new development or redevelopment must conform to the underlying land use designation and applicable Urban Village Plans, Land Use Policies, and Community Design Policies. Such development must also conform to design guidelines adopted by the City.

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					
	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	120,000	34,846	12,791	24,191	24,626	23,546	
Downtown									
Downtown (v)	938	48,500	10,360	6,900	3,460				
Downtown Sub-Total		48,600	10,360	6,800	3,480				
Specific Plan Areas									
Communications Hill Specific Plan	942	1,700	2,775	2,775					
Jackson-Taylor Residential Strategy	109	100	1,190	656	534				
Martha Gardens Specific Plan	145	0	1,760		1760				
Midtown Specific Plan	219	1,000	1,600	646	954				
Tamien Station Area Specific Plan	149	600	1,060	169	891				
Alviso Master Plan (v)	10,730	18,700	70		70				
Evergreen Specific Plan (not including V55)	879	0	25	25					
Specific Plan Sub-Total		22,100	8,480	4,271	4,269				
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						
Malbury (v)	290	2,265	0						
East Glen (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	8,874				23,646	
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 / Hitech	142	0	2,930	2,930					
Regional Transit Villages Sub-Total		27,760	9,000	6,981	1,184	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 / Hosletter 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 / Malbury Rd	5	100	700			700			
VR15 - N. Capitol Av / McKee Rd (v)	96	1,000	1,930	188		1,742			
VR17 - Oakridge Mall and Vicinity (v)	380								
A (Cambrian / Pioneer)		3,375	2,712			2,712			
B (Edenvale)		5,715	4,487			4,487			
VR18 - Blossom Hill Rd / Cahalan Av	30	500	600			600			
VR19 - Blossom Hill Rd / Snell Av	64	500	770	8		762			
CR20 - N. 1st Street	132	2,520	1,678	333		1,345			
CR21 - Southwest Expressway (v)	170	750	3,007	339		2,668			
Local Transit Villages (Existing LRT) Sub-Total		20,410	24,746	1,408		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	88	764				
B (Roosevelt Park)	51	605	650		650				
CR29 - Alum Rock Avenue									
A (Little Portugal)	18	100	310		310				
B (Alum Rock)	72	870	1,010	93	917				
C (East of 680)	61	650	1,175					1,175	
CR30 - The Alameda (West)	21	200	400					400	
CR31 - W. San Carlos Street									
A (East)	39	380	480		480				
B (Mid)	32	260	330	95	235				
C (West)	48	340	435	218	217				
CR32 - Stevens Creek Boulevard	269	4,500	3,860	8				3,852	
Local Transit Villages (Planned BRT/LRT) Sub-Total		10,300	10,760	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	106	120		120
V59 - Santa Teresa Bl / Cottle Rd (v)	46	506	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 - Foworthy 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	3,408	6,103	129	385	6,589
Other Identified Growth Areas					
Vacant Lands	558	1,759	1,460	1,460	
Entitled & Not Built	613	0	1,697	1,697	
Other Identified Growth Areas Sub-Total	1,171	3,157	3,157		
Notes:					
DU = Dwelling Units (Occupied and Vacant)					

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

Projected DU Growth by Horizon (Timeframe) = The planned number of new dwelling units within each growth area based upon the availability of Housing Growth Areas designated on the General Plan Land Use Diagram being made available in phases over time.

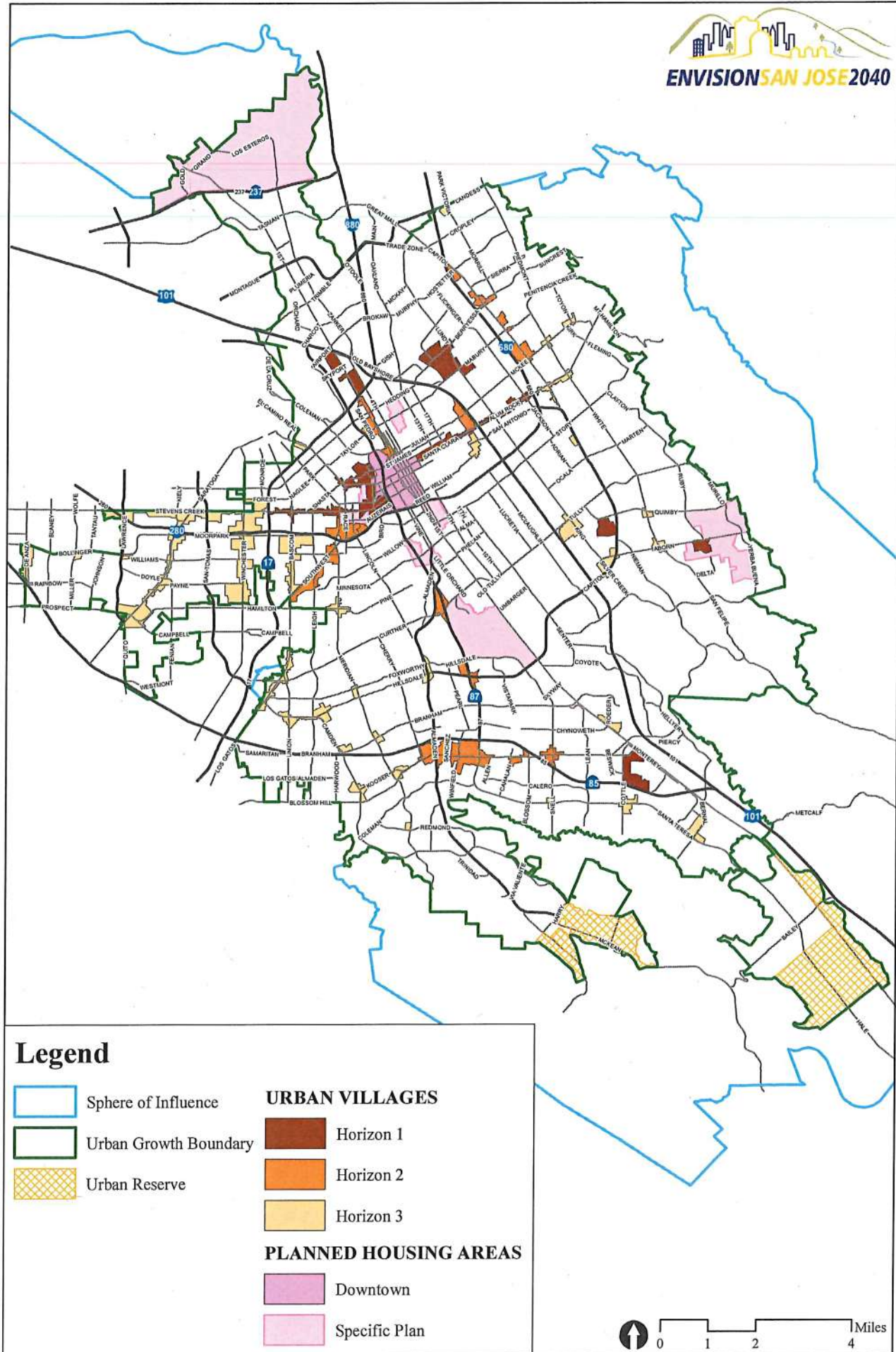
Base - Existing entitled residential units (Citywide) plus the capacity for new residential units planned within Specific Plan areas.

Vacant Lands = Potential development capacity based upon the current General Plan designation for sites identified as being currently vacant or significantly underutilized in respect to the current General Plan projected capacity. These lands are identified in the Vacant Land Inventory most recently updated by the City in 2007. Growth Areas that incorporate Vacant Land capacity are indicated with a (v).

Attachment C - Residential Entitlements Approved up to July 31, 2017

Growth Area	File No.	File Description	Final Date	Units
Downtown	CP16-014	Conditional Use Permit to allow the demolition of an existing commercial building and the construction of a 6-story, 84-unit residential service facility and the removal of six ordinance size trees on a 0.35 gross acre site	May 24, 2017	84
	H15-047	Site Development Permit to allow the total demolition of two buildings, the removal of one ordinance-sized tree and the construction of a 25-story building with up to 300 residential units and approximately 5,000 square feet of commercial space on an approximately 0.50 gross acre site.	Dec 06, 2016	300
	H16-036	Site Development Permit to construct a 19-story mixed-use development with 260 multi-family residences and 14,800 square feet of commercial uses on a 1.45 gross acre site	Mar 22, 2017	260
	SP16-021	Special Use Permit to allow the construction of 708 residential units with 20,000 square feet of ground floor retail in two (2) high rise towers with 23 to 24 stories including four (4) levels of below-grade parking on a 1.63 gross acre site	May 23, 2017	708
	SP17-009	Special Use Permit to allow the demolition of an approximately 5,574 square foot existing building, and the construction of two 28-story residential towers to include 298 residential units in the west tower and 312 residential units in the east tower with three levels of underground parking and four levels of above ground parking, to allow 6 commercial condominiums which includes approximately 14,381 square feet of ground floor commercial uses and up to 24,693 square feet of flex/office space and to allow for the removal of nine trees on an approximately 1.4 gross acre site.	Mar 15, 2017	610
E. Santa Clara Street (West of 17th)	PD15-044	Planned Development Permit to allow demolition of existing buildings, and the construction of 86 multi-family residential units and 11,530 square feet of commercial space in a 7-story building on a 0.627 gross acre site.	Sep 20, 2016	86
N. Capitol Av / McKee Rd	PD16-025	Planned Development Permit to allow up to 188 residential units, a minimum of 108,000 square feet of commercial space, and commercial condominium on a 10.6 gross acre site	Jan 10, 2017	188

HOUSING GROWTH AREAS BY HORIZON



RESOLUTION NO. _____

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
JOSE AMENDING THE ENVISION SAN JOSE 2040
GENERAL PLAN PURSUANT TO TITLE 18 OF THE SAN
JOSE MUNICIPAL CODE TO MAKE MINOR
MODIFICATIONS AND CLARIFYING REVISIONS**

Fall 2017 General Plan Amendment Cycle (Cycle 3)

GPT17-003

WHEREAS, the City Council is authorized by Title 18 of the San Jose 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 Jose; and

WHEREAS, on November 1, 2011, the City Council adopted the General Plan entitled, "Envision San Jose 2040 General Plan, San Jose, 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 Jose Municipal Code, all general and specific plan amendment proposals are referred to the Planning Commission of the City of San Jose for review and recommendation prior to City Council consideration of the amendments; and

WHEREAS, on October 11, 2017, the Planning Commission held a public hearing to consider the proposed text amendment to the General Plan to make minor modifications and clarifying revisions, File No. GPT17-003 specified in Exhibit "A" hereto ("General Plan Amendment"), at which hearing interested persons were given the opportunity to appear and present their views with respect to said proposed amendment; and

WHEREAS, at the conclusion of the public hearing, the Planning Commission transmitted its recommendations to the City Council on the proposed General Plan Amendment; and

WHEREAS, on November 14, 2017, the Council held a duly noticed public hearing; and

WHEREAS, a copy of the proposed General Plan Amendment is on file in the office of the Director of Planning, Building and Code Enforcement of the City, with copies submitted to the City Council for its consideration; and

WHEREAS, pursuant to Title 18 of the San Jose Municipal Code, public notice was given that on November 14, 2017 at 6:00 p.m. in the Council Chambers at City Hall, 200 East Santa Clara Street, San Jose, California, the Council would hold a public hearing where interested persons could appear, be heard, and present their views with respect to the proposed General Plan Amendment (Exhibit "A"); and

WHEREAS, prior to making its determination on the General Plan Amendment, the Council reviewed and considered the Determination of Consistency with the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 77617), and Addenda thereto; and

WHEREAS, the Council is the decision-making body for the proposed General Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE AS FOLLOWS:

SECTION 1. The Council's determinations regarding General Plan Amendment File No. GPT17-003 is hereby specified and set forth in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2. This Resolution shall take effect thirty (30) days following the adoption of this Resolution.

ADOPTED this ____ day of _____, 20__, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) ss

I hereby certify that the amendments to the San Jose General Plan specified in the attached Exhibit A were adopted by the City Council of the City of San Jose on _____, as stated in its Resolution No. _____.

Dated: _____

TONI J. TABER, CMC
City Clerk

EXHIBIT "A"

File No. GPT17-003. Various amendments of the General Plan text as follows:

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

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

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

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

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

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

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

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

1. Include attractive and interesting pedestrian-oriented streetscape features such as street furniture, pedestrian scale lighting, pedestrian oriented way-finding signage, clocks, fountains,

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

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

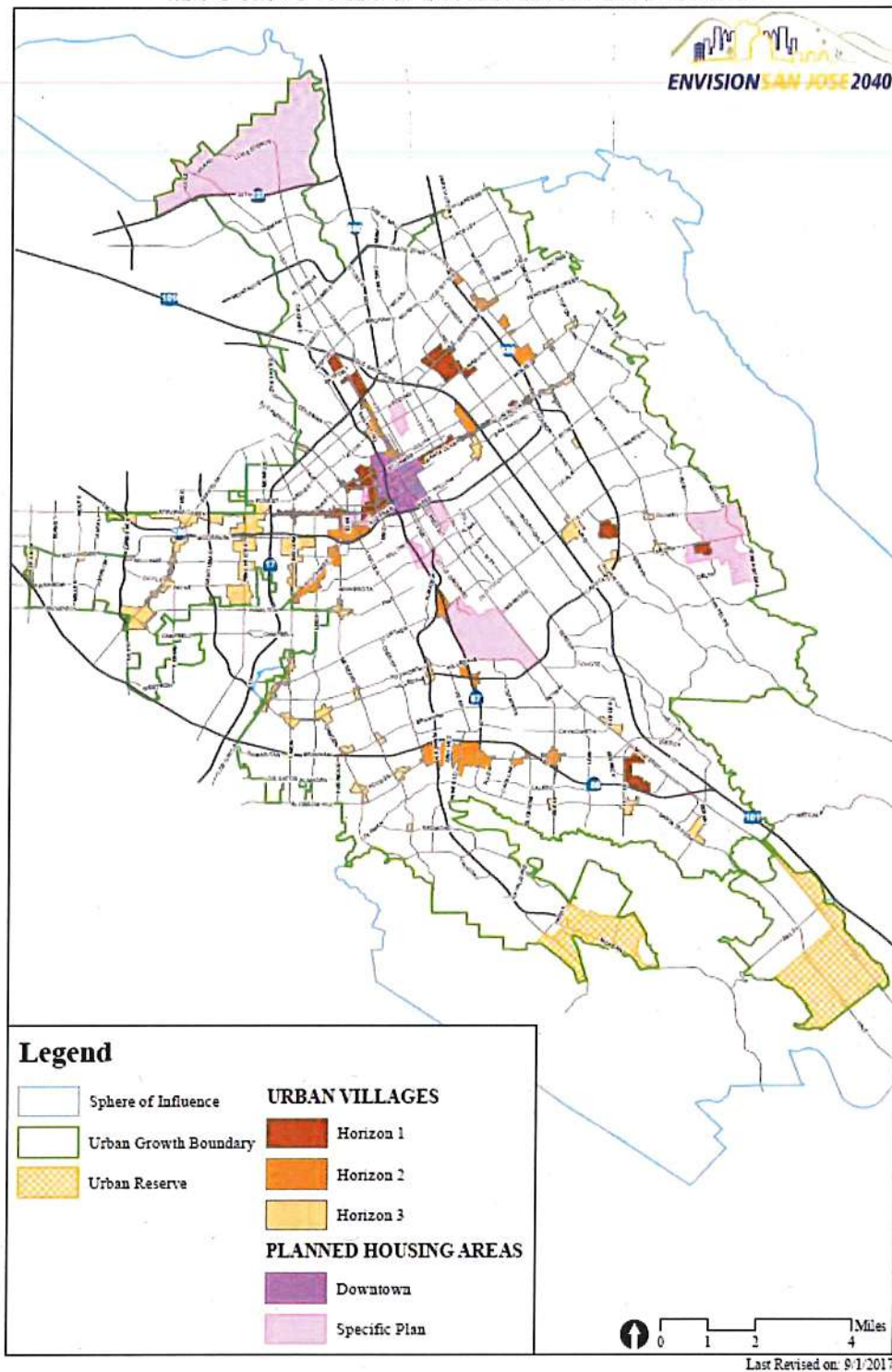
 - Rincon South – The former Rincon South Specific Plan provides goals, policies, and design guidelines for the two Urban Villages located within the Rincon South area.
 - North San Jose – the North San Jose Neighborhoods Plan, North San Jose Area Development Policy and North San Jose Urban Design Guidelines address five Transit Employment Residential Overlay areas located within North San Jose. These documents provide land use guidance for these Overlay areas consistent with the objectives of the Urban Village planning process.

- Alum Rock Avenue (between King Road and Highway 680) – The MS Main Street zoning district, developed specifically to apply to properties located along the portion of Alum Rock Avenue between King Road and Highway 680), provides sufficient land use policy direction to meet the intent of the Urban Village designation as it is applied to those properties.”
- b. “Neighborhood Business Districts” section, paragraph 5 (p. 24) is amended as follows:

“Within an NBD overlay, residential and commercial uses, together with related parking facilities, are seen to be complementary uses, although commercial uses oriented to occupants of vehicles, such as drive-through service windows, are discouraged along major thoroughfares within NBD areas. In areas with an NBD overlay designation, any new development or redevelopment must conform to the underlying land use designation and applicable Urban Village Plans, Land Use Policies, and Community Design Policies. Such development must also conform to design guidelines adopted by the City.”
- 4. The following sections of Chapter 7, entitled “Implementation,” are amended as follows:
 - a. Policy IP-2.11 is amended in its entirety to read as follows:

“Provide a “Pool” of residential unit capacity which may be allocated to allow entitlement of residential projects within Urban Village Areas not included within the current Plan Horizon. This Pool is initially established as 5,000 units, and may be replenished as part of a General Plan Major Review. The 5,000-unit Pool is not additional capacity to the General Plan’s planned housing yield, but instead is drawn from the respective Urban Village’s planned housing yield when utilized. Projects receiving allocation must conform to the Land Use / Transportation Diagram and advance the goals and policies of the respective Urban Village Plan. Preparation of an Urban Village Plan for the subject Urban Village is necessary prior to allocation of these units unless the project qualifies as a Signature Project in a future Horizon Urban Village.”
 - b. Replace the “Housing Growth Areas by Horizon Diagram” (p. 41) with the following diagram:

HOUSING GROWTH AREAS BY HORIZON



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

Planned Job Capacity and Housing Growth Areas by Horizon (3 Horizons) 751,450 Jobs and 429,350 Dwelling Units; 1.1 J/ER Existing 2008 Development: 369,450 Jobs & 309,350 DU Growth Above Existing: 382,000 Jobs & 120,000 DU								
	Acres	CAPACITY		TRACKING				
		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	120,000	34,846	12,791	24,191	24,626	23,546
Downtown								
Downtown (v)	938	48,500	10,360	6,900	3,460			
Downtown Sub-Total		48,500	10,360	6,900	3,460			
Specific Plan Areas								
Communications Hill Specific Plan	942	1,700	2,775	2,775				
Jackson-Taylor Residential Strategy	109	100	1,190	656	534			
Martha Gardens Specific Plan	145	0	1,760		1760			
Midtown Specific Plan	219	1,000	1,600	646	954			
Tamien Station Area Specific Plan	149	600	1,060	169	891			
Alviso Master Plan (v)	10,730	18,700	70		70			
Evergreen Specific Plan (not including V55)	879	0	25	25				
Specific Plan Sub-Total		22,100	8,480	4,271	4,209			
Employment Land Areas								
Monterey Business Corridor (v)	453	1,095	0					
New Edenvale	735	10,000	0					
Old Edenvale Area (Bernal)	474	15,000	780	780				
North Coyote Valley	1,722	45,000	0					
Evergreen Campus Industrial Area	368	10,000	0					
North San José (including Rincon South)	4,382	100,000	32,640	9,094				23,546
VT1 - Lundy / Milpitas BART	167	28,400	0					
Berryessa / International Business Park (v)	497	4,583	0					
Mabury (v)	290	2,265	0					
East Gish (v)	495	2,300	0					
Senter Road (v)	361	2,275	0					
VT5 - Santa Clara / Airport West (FMC)	94	1,600	0					
VT7 - Blossom Hill / Monterey Rd	24	1,940	0					
VT25 - W. Capitol Expy / Monterey Rd	35	100	0					
VR16 - S. Capitol Av / Capitol Expy	2	100	0					
VR24 - Monterey Hwy / Senter Rd	35	100	0					
VR26 - E. Capitol Expy / McLaughlin Dr	16	100	0					
VR27 - W. Capitol Expy / Vistapark Dr	15	100	0					
C42 - Story Rd (v)	223	1,823	0					

C45 - County Fairgrounds	184	100	0					
Employment Land Sub-Total		226,881	33,420	9,874			23,546	
Regional Transit Urban Villages								
VT2 - Berryessa BART / Berryessa Rd / Lundy Av (v)	270	22,100	4,814	3,884	930			
VT3 - Five Wounds BART	74	4,050	845			845		
VT4 - The Alameda (East)	46	1,610	411	177	234			
VT6 - Blossom Hill / Hitachi	142	0	2,930	2,930				
Regional Transit Villages Sub-Total		27,760	9,000	6,991	1,164	845		
Local Transit Urban Villages (Existing LRT)								
VR8 - Curtner Light Rail / Caltrain (v)	69	500	1,440			1,440		
VR9 - Race Street Light Rail (v)	123							
A (west of Sunol)		2,000	1,937	532		1,405		
B (Reed & Graham Site)		1,200	675			675		
VR10 - Capitol / 87 Light Rail (v)	56	750	1,195			1,195		
VR11 - Penitencia Creek Light Rail	24	0	920			920		
VR12 - N. Capitol Av / Hostetter Rd (v)	25	500	1,230			1,230		
VR13 - N. Capitol Av / Berryessa Rd (v)	54	1,000	1,465			1,465		
VR14 - N. Capitol Ave / Mabury Rd	5	100	700			700		
VR15 - N. Capitol Av / McKee Rd (v)	96	1,000	1,930	188		1,742		
VR17 - Oakridge Mall and Vicinity (v)	380							
A (Cambrian / Pioneer)		3,375	2,712			2,712		
B (Edenvale)		5,715	4,487			4,487		
VR18 - Blossom Hill Rd / Cahalan Av	30	500	600			600		
VR19 - Blossom Hill Rd / Snell Av	64	500	770	8		762		
CR20 - N. 1st Street	132	2,520	1,678	333		1,345		
CR21 - Southwest Expressway (v)	170	750	3,007	339		2,668		
Local Transit Villages (Existing LRT) Sub-Total		20,410	24,746	1,400		23,346		
Local Transit Urban Villages (Planned BRT/LRT)								
VR22 - 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								
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:

DU = Dwelling Units (Occupied and Vacant)

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

Projected DU Growth by Horizon (Timeframe) = The planned number of new dwelling units within each growth area based upon the availability of Housing Growth Areas designated on the General Plan Land Use Diagram being made available in phases over time.

Base - Existing entitled residential units (Citywide) plus the capacity for new residential units planned within Specific Plan areas.

Vacant Lands = Potential development capacity based upon the current General Plan designation for sites identified as being currently vacant or significantly underutilized in respect to the current General Plan projected capacity. These lands are identified in the Vacant Land Inventory most recently updated by the City in 2007. Growth Areas that incorporate Vacant Land capacity are indicated with a (v).

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

"For Case Study Site 3 (Figure 11, Chapter 5), between West Julian Street and North Keeble Avenue, if the entire block is developed as one project,

allow residential to be developed anywhere on the site. The residential density could go up to 250 DU/AC provided that a minimum commercial FAR of 2.7 for the entire site is achieved, a publicly-accessible urban plaza/park of a minimum 2,000 square feet is provided at a visible location, and the project is consistent with the urban design policies and guidelines of this Plan."

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