City Council Hearing

December 4, 2018

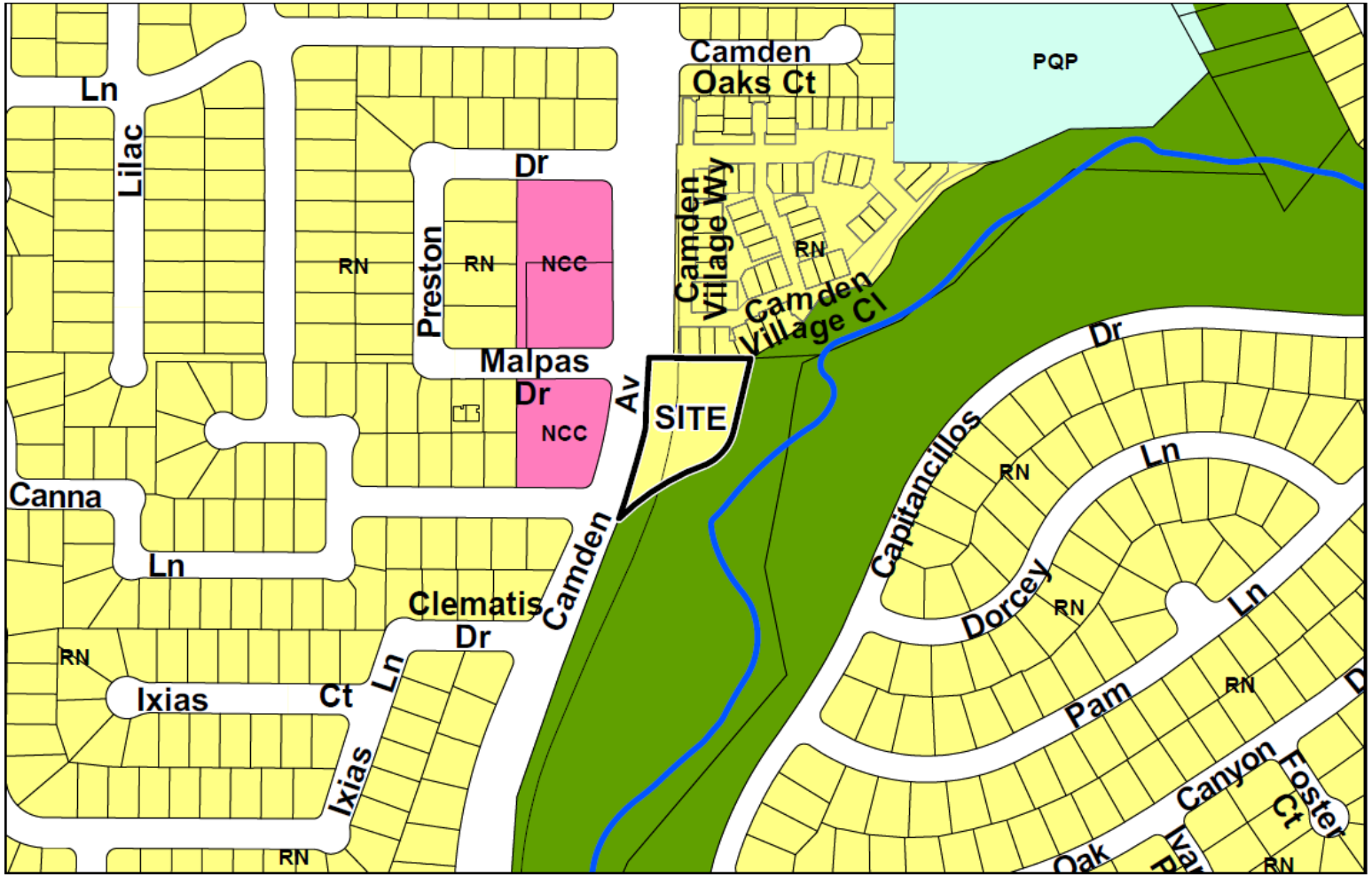
CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Planning, Building and Code Enforcement

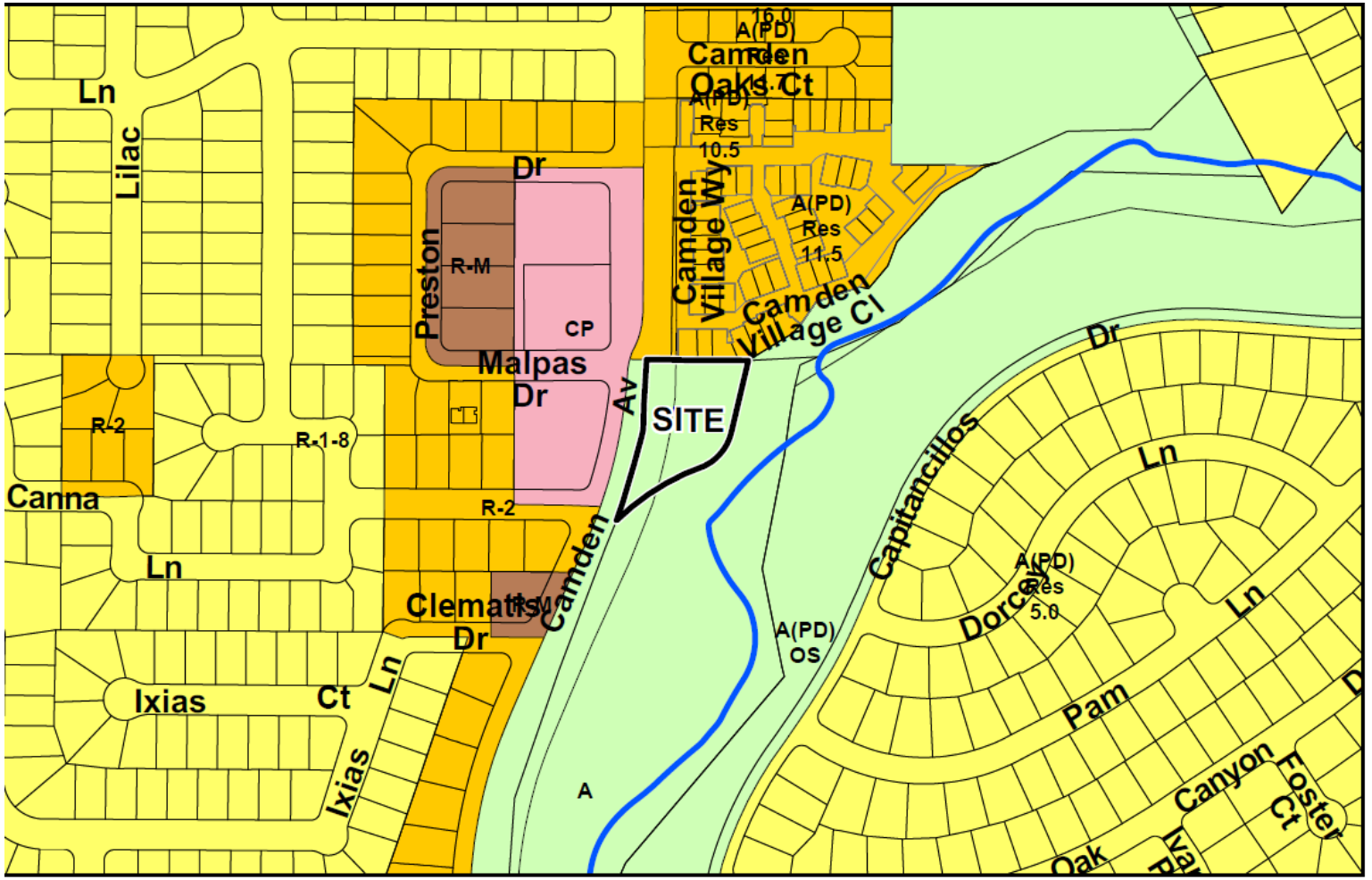
Item 10.1(a)

C16-017: Conforming Rezoning for Real Property Located at Camden Avenue.

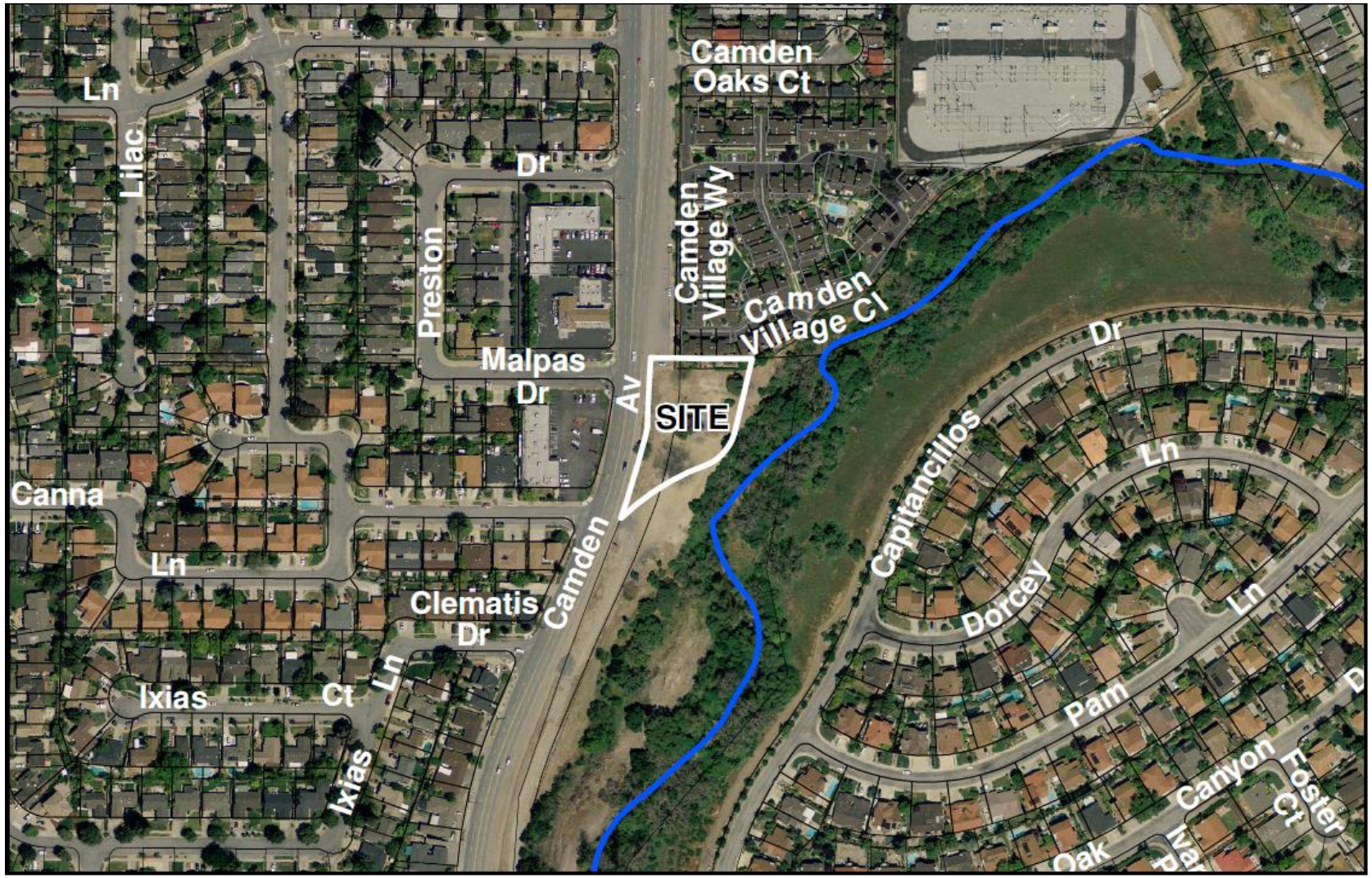
General Plan



Existing Zoning



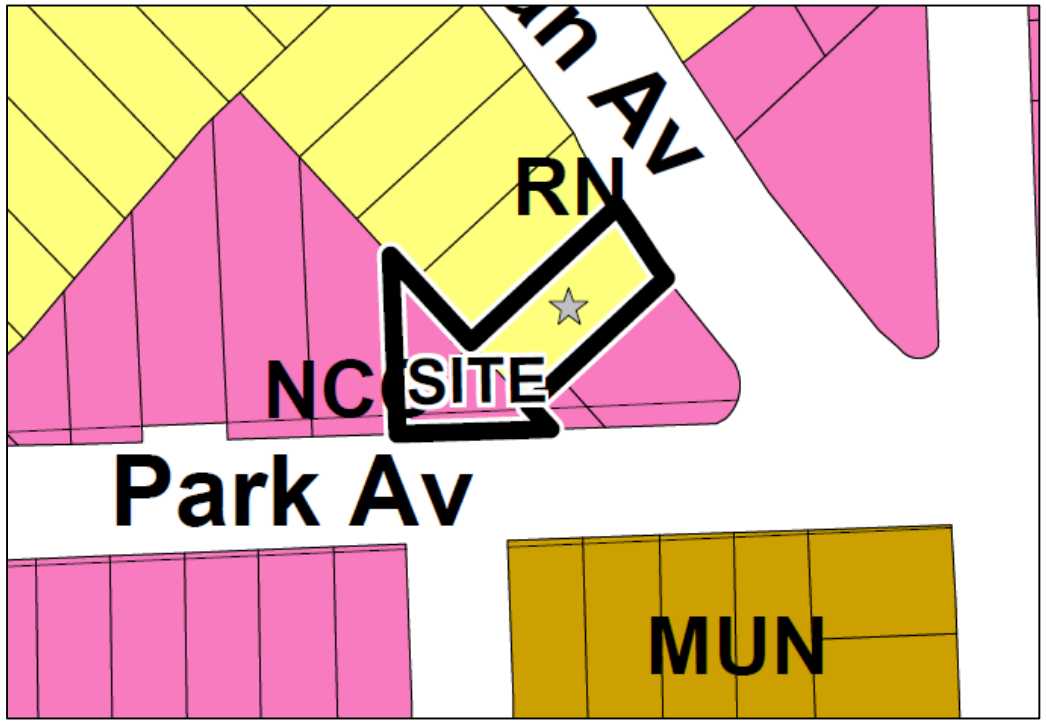
Aerial


Ln
Lilac
Dr
Preston
Camden Oaks Ct
Camden Village Wy
Camden Village Cl
Malpas Dr
Av
SITE
Canna
Ln
Clematis Dr
Camden
Capitancillos
Dr
Ln
Dorcey
Ln
Pam
Ixias
Ct
Ln
Ixias
Canyon
Foster Ct
Oak

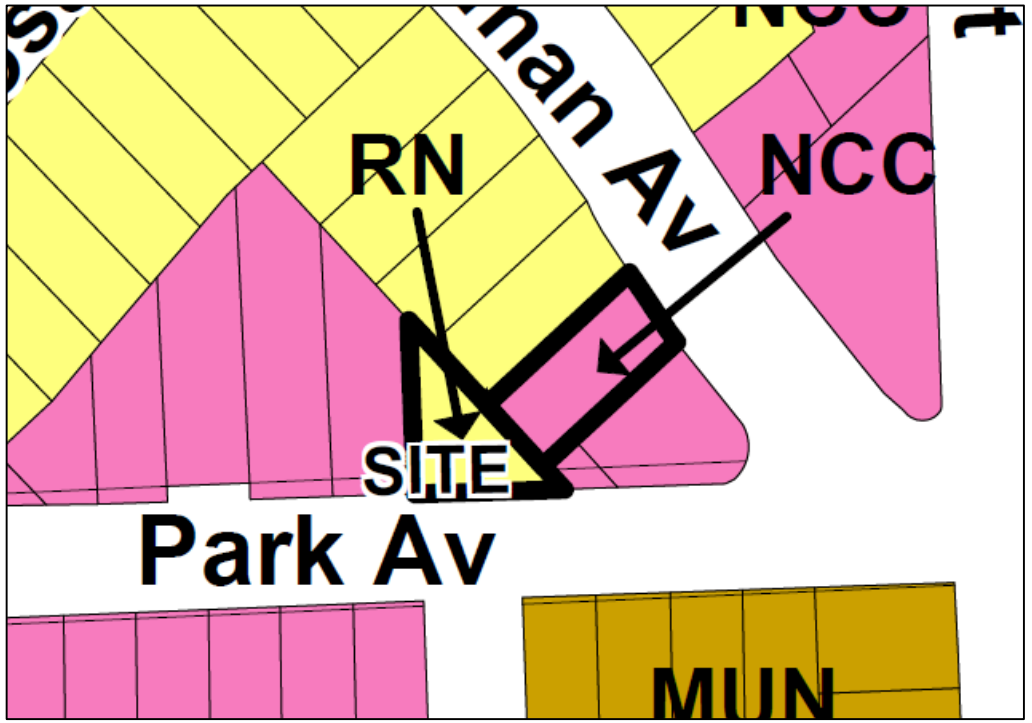
Item 10.1(b)

GP18-008 & C18-019: General Plan Amendment: Land Use Designation and Conforming Rezoning for Real Property Located at 1131 Park Avenue and 15 and 17 Tillman Avenue.

General Plan

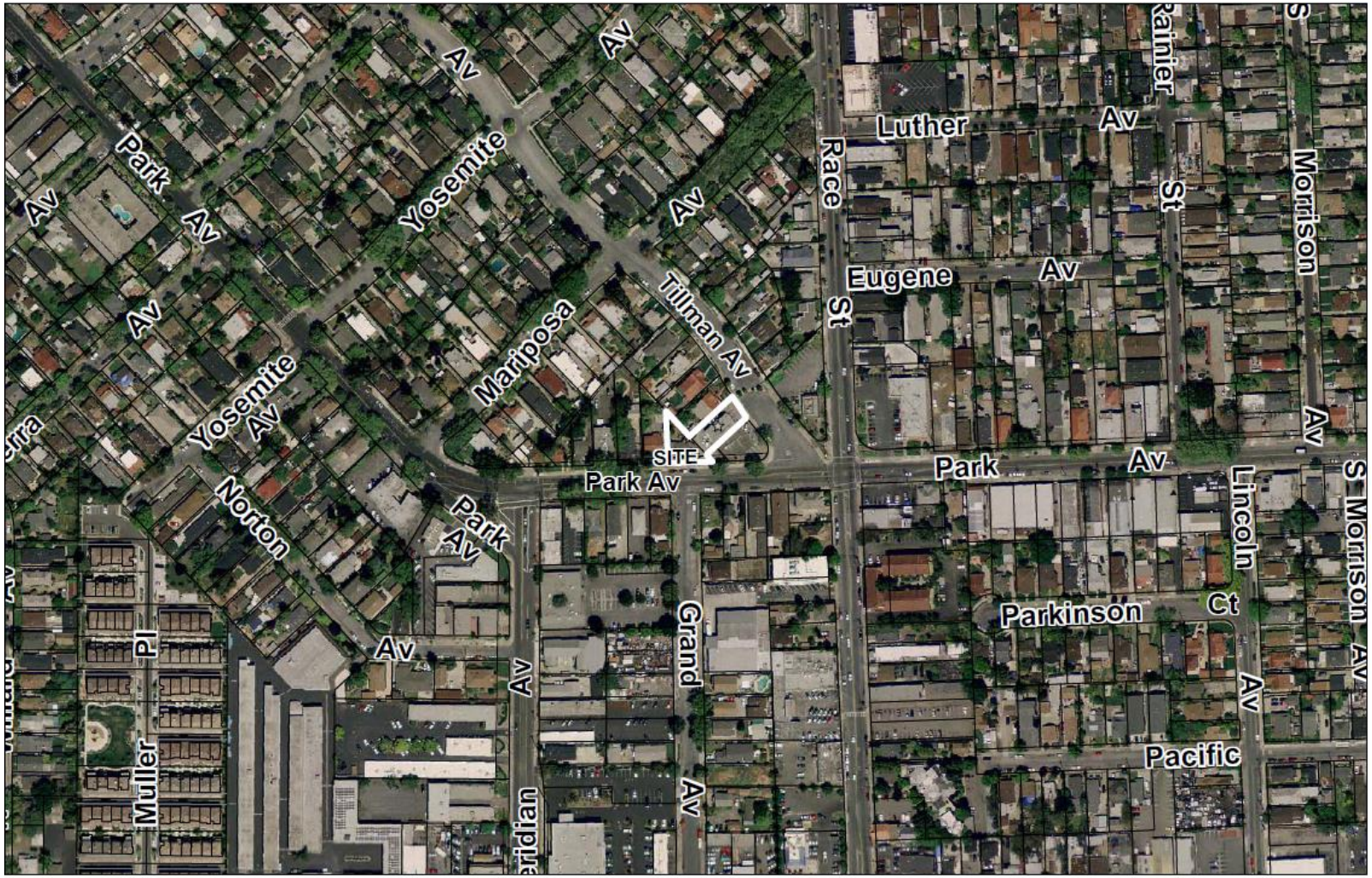


Existing

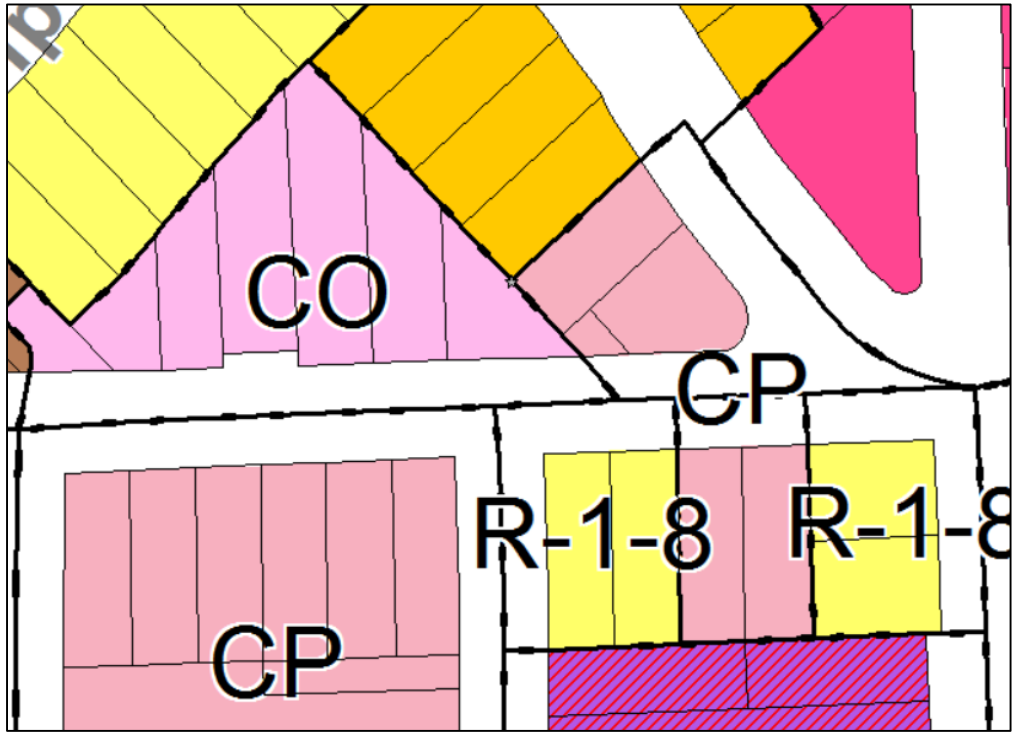


Proposed

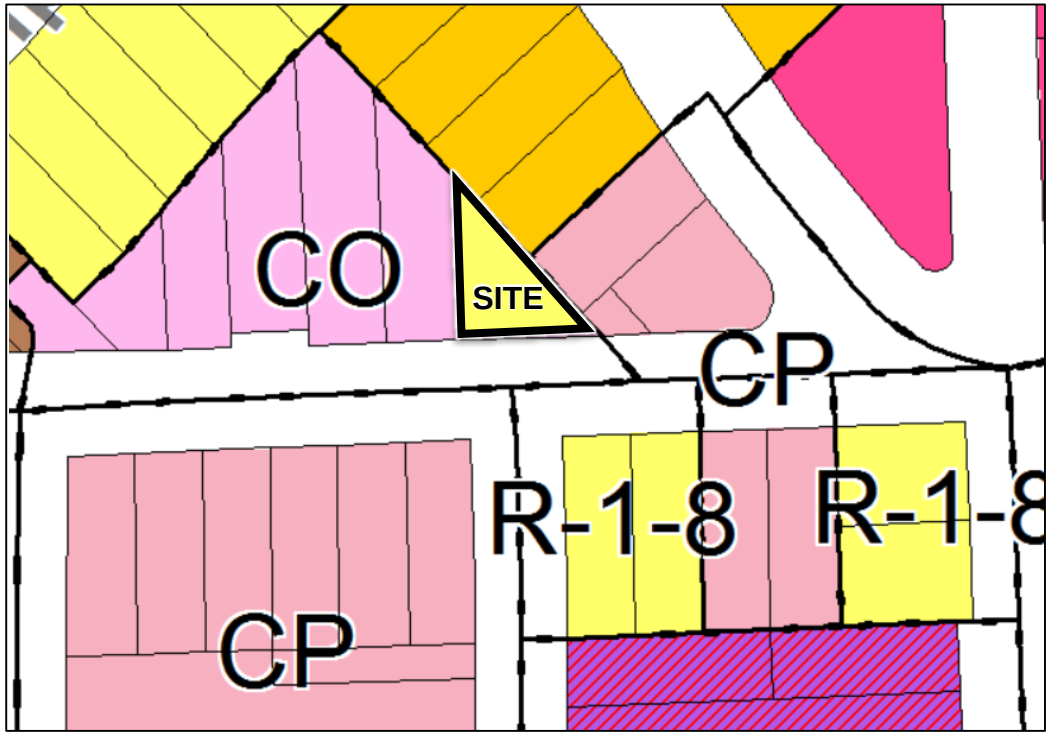
Aerial


Park Av
Yosemite Av
Mariposa
Tillman Av
Race St
Luther
Eugene
Rainier
Morrison
Park Av
SITE
Norton
Grand
Lincoln
Parkinson Ct
Pacific
Muller Pl

Zoning



Existing

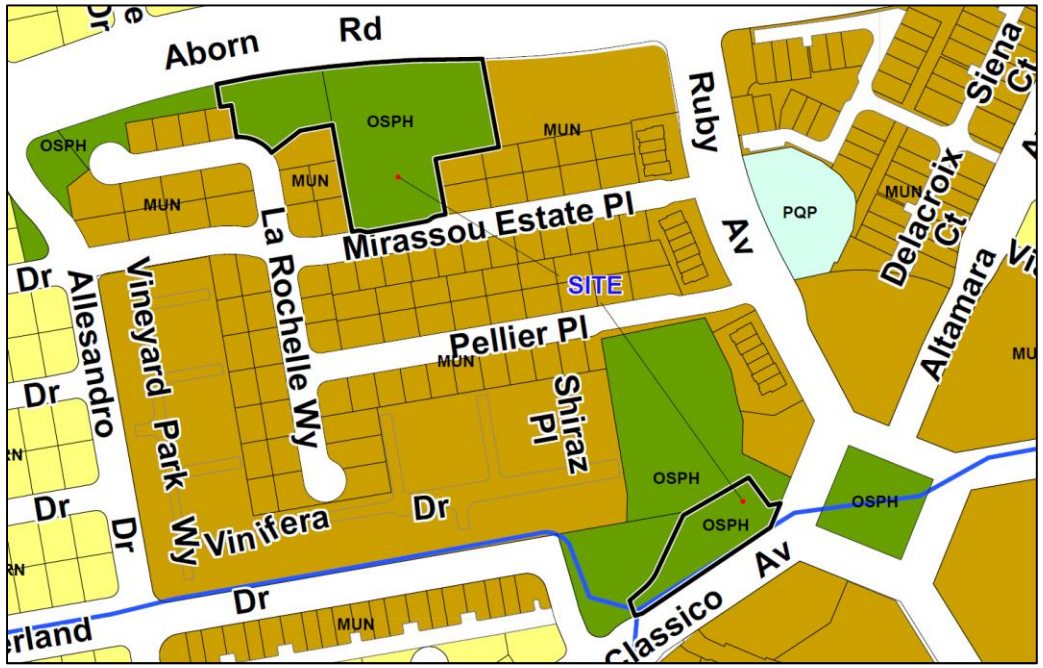


Proposed

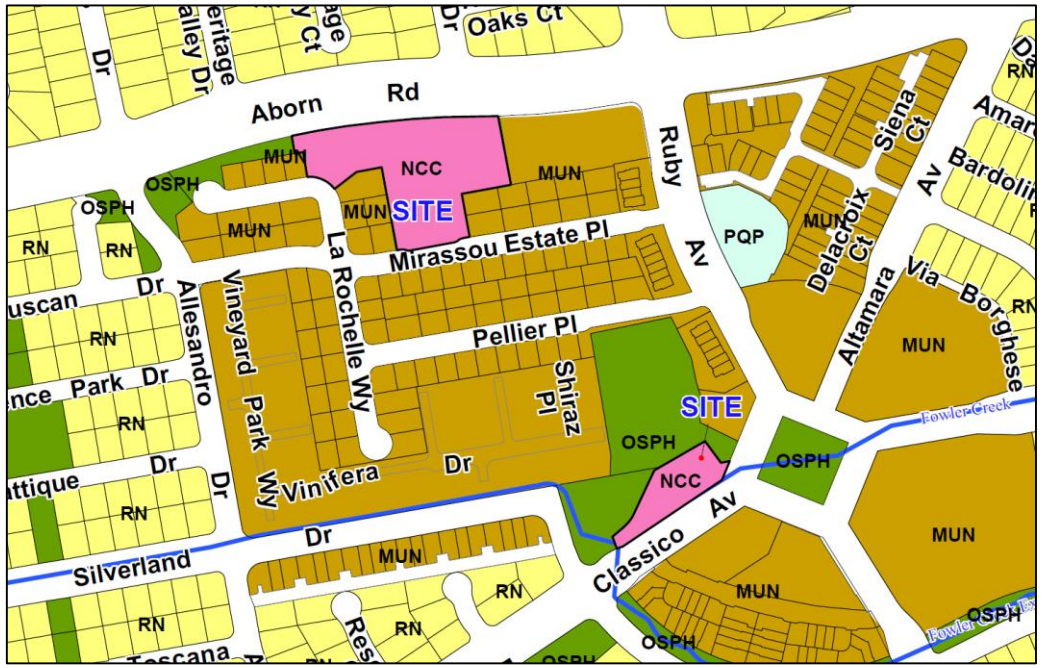
Item 10.1(c) - DROPPED

GP15-012: General Plan Land Use Amendment: Land Use/Transportation Diagram for Classico Avenue at Evergreen Village Square.

General Plan

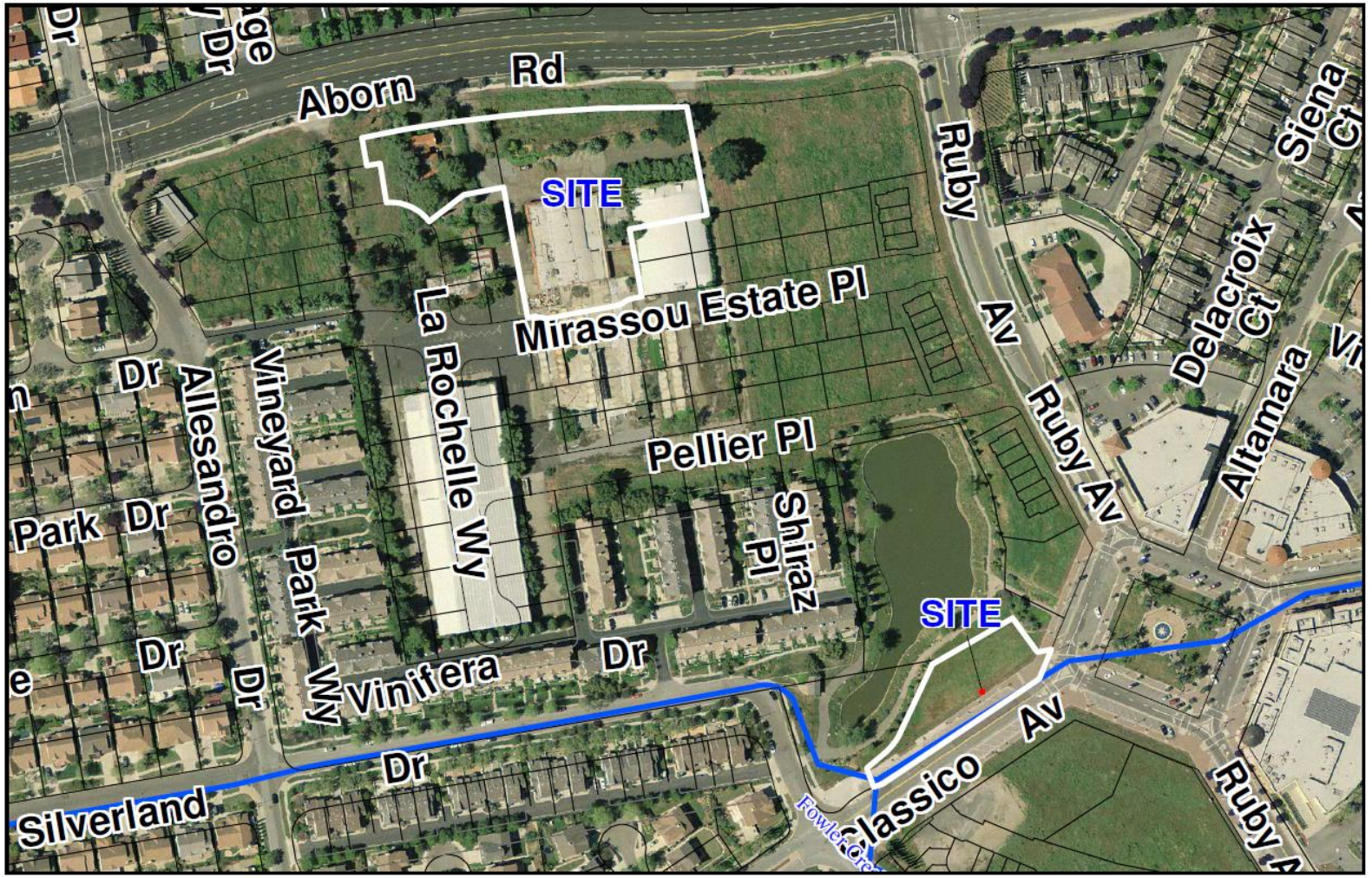


Existing

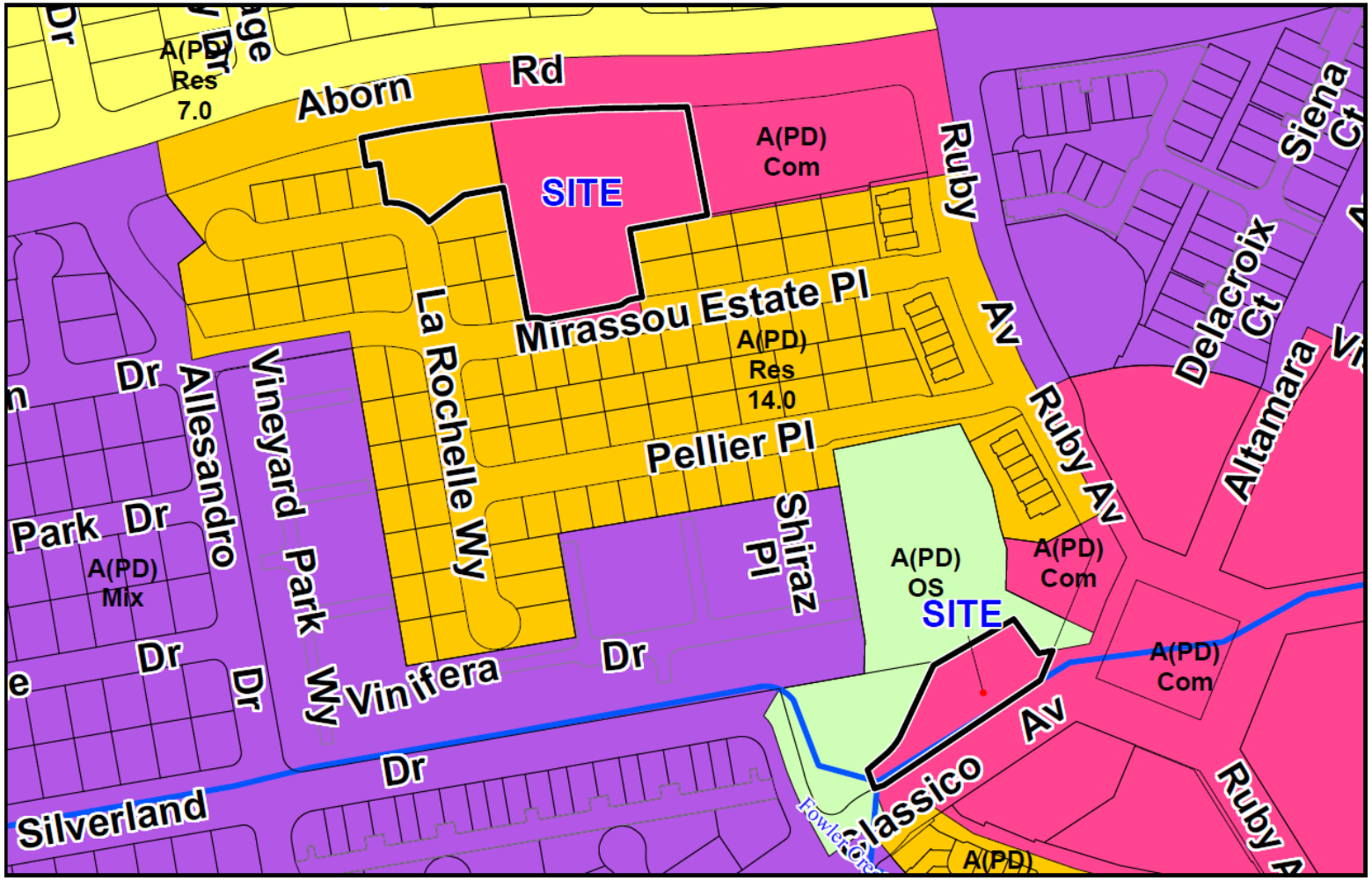


Proposed

Aerial


Aborn Rd
SITE
Mirassou Estate Pl
La Rochelle Wy
Pellier Pl
Shiraz Pl
Vineyard Park Wy
Allesandro Dr
Park Dr
Vinifera Dr
Silverland Dr
Ruby Av
Delacroix Ct
Altamara
Siena
SITE
Classico Av
Ruby A

Existing Zoning



Item 10.1(d)

GPT18-003: General Plan Text Amendment: Minor Revisions

General Plan Text Amendments

- **Industrial Park Land Use Designation**: Clarify that flexibility for service commercial uses, including hotels, is also extended to the Edenvale Development Policy area.
- **Interim Uses on Employment Lands**: Update Policy IE-1.11 to clarify that interim development includes the reuse of existing buildings.
- **Urban Villages Design Policies**: Update Policy CD-7.3 to 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.
- **Parameters for Affordable Housing Projects (Policy IP-5.12)**: Revise Policy IP-5.12 to update the parameters for qualifying affordable housing projects in line with current State tax credit law.

General Plan Text Amendments

- **Properties with Multiple Land Use Designations**: Add new policy in the "Implementation" to clarify 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.
- **Residential Entitlements in Urban Villages**: Update Appendix 5 (Planned Job Capacity and Housing Growth Areas by Horizon table) to reflect residential entitlements approved in Fiscal Year 2017-18.
- **Minor Errors and Clarifications**: Minor grammatical updates.

Item 10.1(e)

GPT18-004: General Plan Text Amendment: Housing Preservation and Rehabilitation

General Plan Text Amendments

Proposed text amendments related to housing preservation and rehabilitation:

- **Housing – Social Equity and Diversity Policy H-1.3** Create, preserve, and rehabilitate housing opportunities and accessible living environments that allow seniors to age in place, either in the same home, assisted living facilities, continuing care facilities, or other housing types within the same community.

- **Housing – Social Equity and Diversity Policy H-1.9** Facilitate the development, preservation, and rehabilitation of housing to meet San José's fair share of the County's and region's housing needs.

General Plan Text Amendments

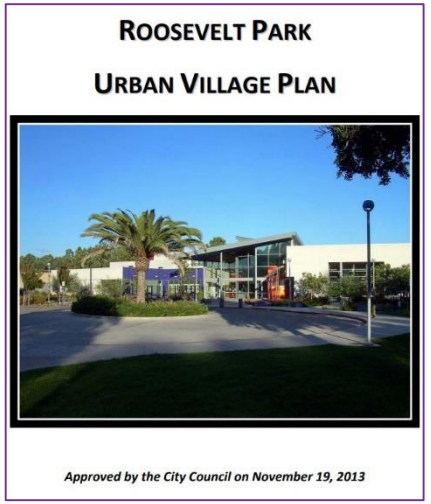
- **<u>Urban Village Planning Policy IP-5.2</u>** Develop and use an Urban Village Planning process so that each Urban Village Plan can be successfully completed within approximately one year, with the possibility of a longer process in order to conduct sufficient community engagement. The completion of an Urban Village Plan will be followed by completion of environmental review as required for adoption of the Plan. Engage Urban Village area property owners <u>and residents</u> to the fullest extent possible, along with representatives of adjacent neighborhood areas, potential developers and other stakeholders in the Urban Village Planning process.

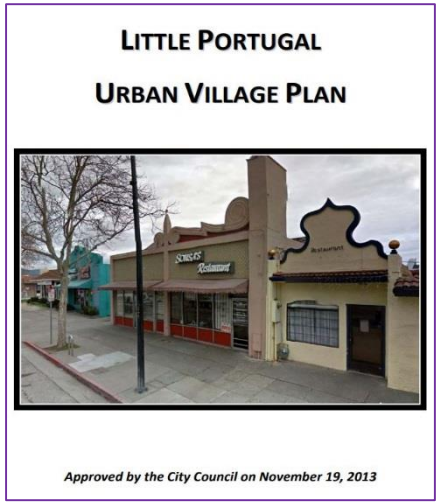
Item 10.1(f)

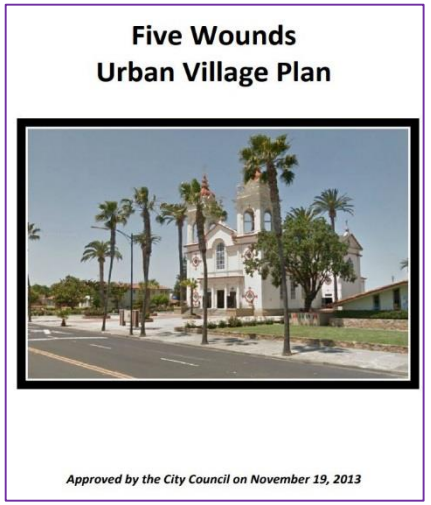
GPT16-010: Roosevelt Park, Little Portugal, Five Wounds, and 24th & William Urban Village Plans Updates

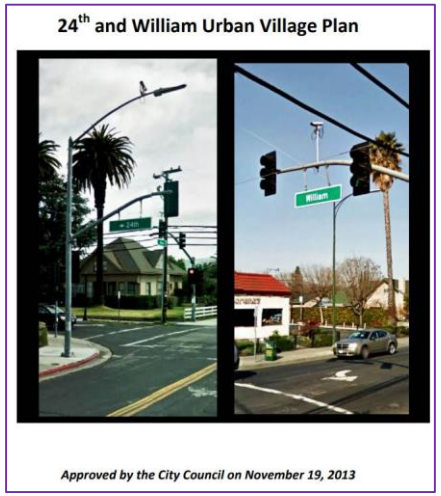
Roosevelt Park, Little Portugal, Five Wounds, and 24th & William Urban Villages

- Originally approved by Council in 2013
- Update Implementation Chapters to align with City Council direction (Implementation Framework)
- "Clean-up" and clarification items
- No changes proposed to Village Plan boundaries
- No changes proposed to General Plan Land Use designations









Text Clean-up and Clarifications

- **Changes affecting the four Urban Village Plans:**
  - Added Land Use Policy related to affordable housing consistent with Council direction during 2016 Four-Year Review
  - Added language referencing Implementation Framework throughout documents
- **Roosevelt Park**
  - Clarified FAR requirements for commercial component of mixed-use development
  - Clarified land use and height diagrams
  - Aligned policies with chapter text
  - Clarified various policies providing more specifics on policy compliance
  - Removed Public Art Policy 2 as work already completed

Text Clean-up and Clarifications

- **Little Portugal**
  - Revised planned commercial sq. ft. to accurately reflect General Plan planned jobs capacity
  - Clarified land use and height diagrams
  - Clarified FAR requirements for commercial component of mixed-use development
  - Removed Streetscape Policy 2 as funding mechanism already identified
  - Added Land Use Policy 10 and Pedestrian Connections Action 1 to support development of pedestrian paseos and identified pedestrian paseo funding mechanism

Text Clean-up and Clarifications

- **Five Wounds**
  - Clarified the existing/interim and future land use diagram. Added hatch patterns to better distinguish different designations
  - Modified Architecture Policy 4, providing additional direction for policy compliance
  - Relocated Trail Policies 1-3 to Trail Actions section

Text Clean-up and Clarifications

- **24th & William**
  - Modified employment number and commercial sq. ft. from 124,500 sq. ft. to 30,000 sq. ft. to align with previously approved General Plan Text Amendment (GPT16-009). These jobs numbers were shifted and distributed into other growth areas
  - Clarified current and future land use diagrams
  - Strengthened FAR requirement for the commercial component of a mixed-use development
  - Added Land Use Policy 4 requiring minimum 0.5 FAR for commercial component of mixed-use project
  - Clarified pre-BART and post-BART height diagrams to include maximum heights for all properties

Implementation Chapter and Framework

- Community-identified amenity priorities for all four Urban Village Plans:
  - Five Wounds Trail Improvements
  - Affordable Housing
  - Urban Plazas
  - Streetscape Amenities
  - Circulation Improvements
  - Public Art
  - Commercial Development
  - Special Financing District

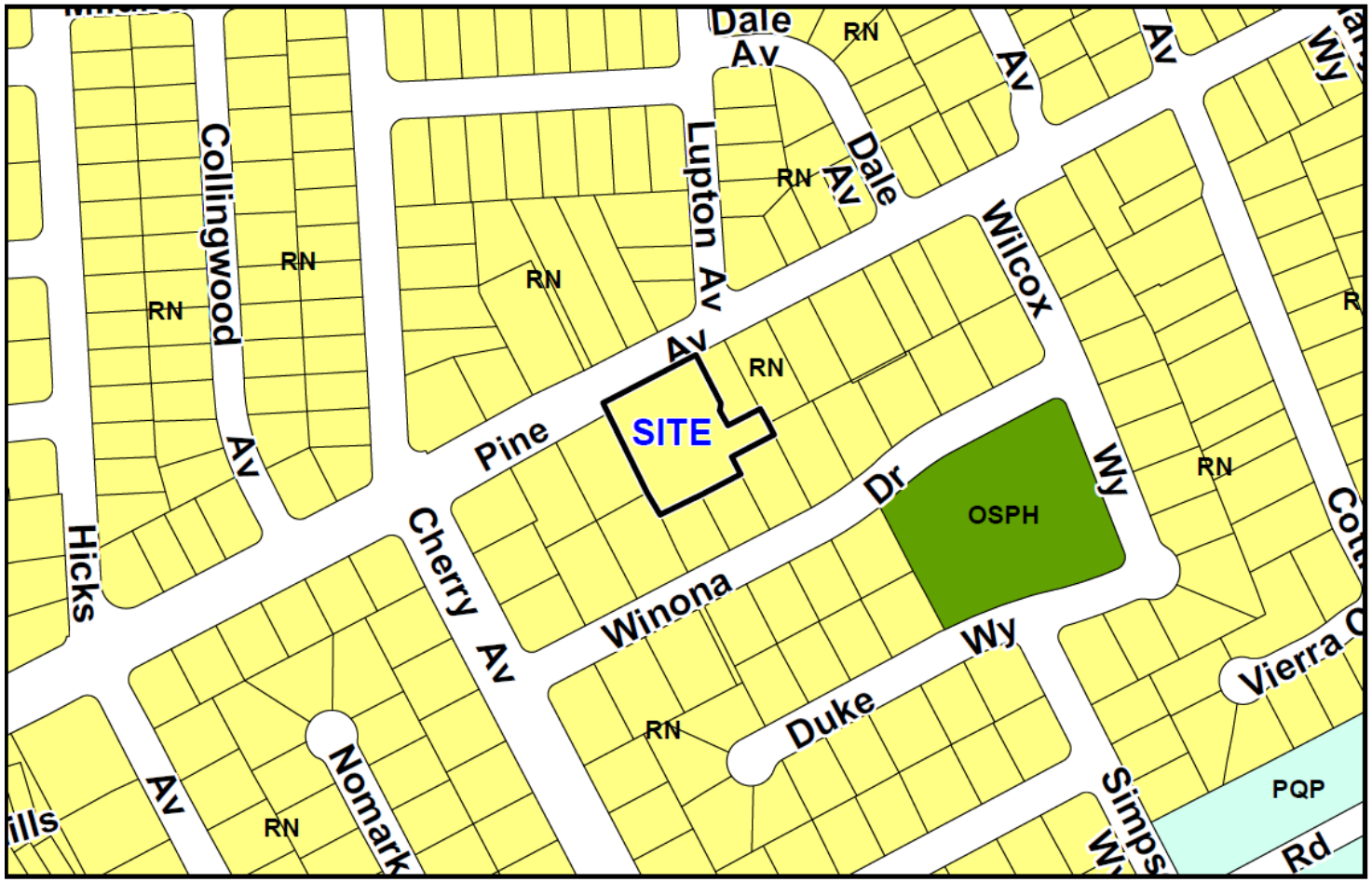
Recommendation

- Consider the Determination of Consistency to the Final Program Environmental Impact Report (EIR) for the Envision San José 2040 General Plan (Resolution No. 76041) and the Supplemental EIR to Envision San José General Plan EIR, Resolution No. 77617, and Addendum thereto, in accordance with CEQA.
- Adopt four resolutions each amending the Roosevelt Park, Little Portugal, Five Wounds, and 24th & William Urban Village Plans, respectively, and to include the modifications to the Five Wounds Urban Village Plan as follows, as recommended by the Planning Commission:
  - Revision of Land Use Policy 5 in the Five Wounds Urban Village Plan. The revised Land Use Policy reads as follows: Land Use Policy 5: New fully commercial development should be built at Floor Area Ratios of 0.75 or greater.
  - Addition of Land Use Policy 7 in the Five Wounds Urban Village Plan. The new policy supports the land use discussion and provides an avenue to implement the intent of this Urban Village Plan. The new Land Use Policy reads as follows: Land Use Policy 7: The required FAR for the commercial component of a mixed-use project shall be 0.75 FAR.

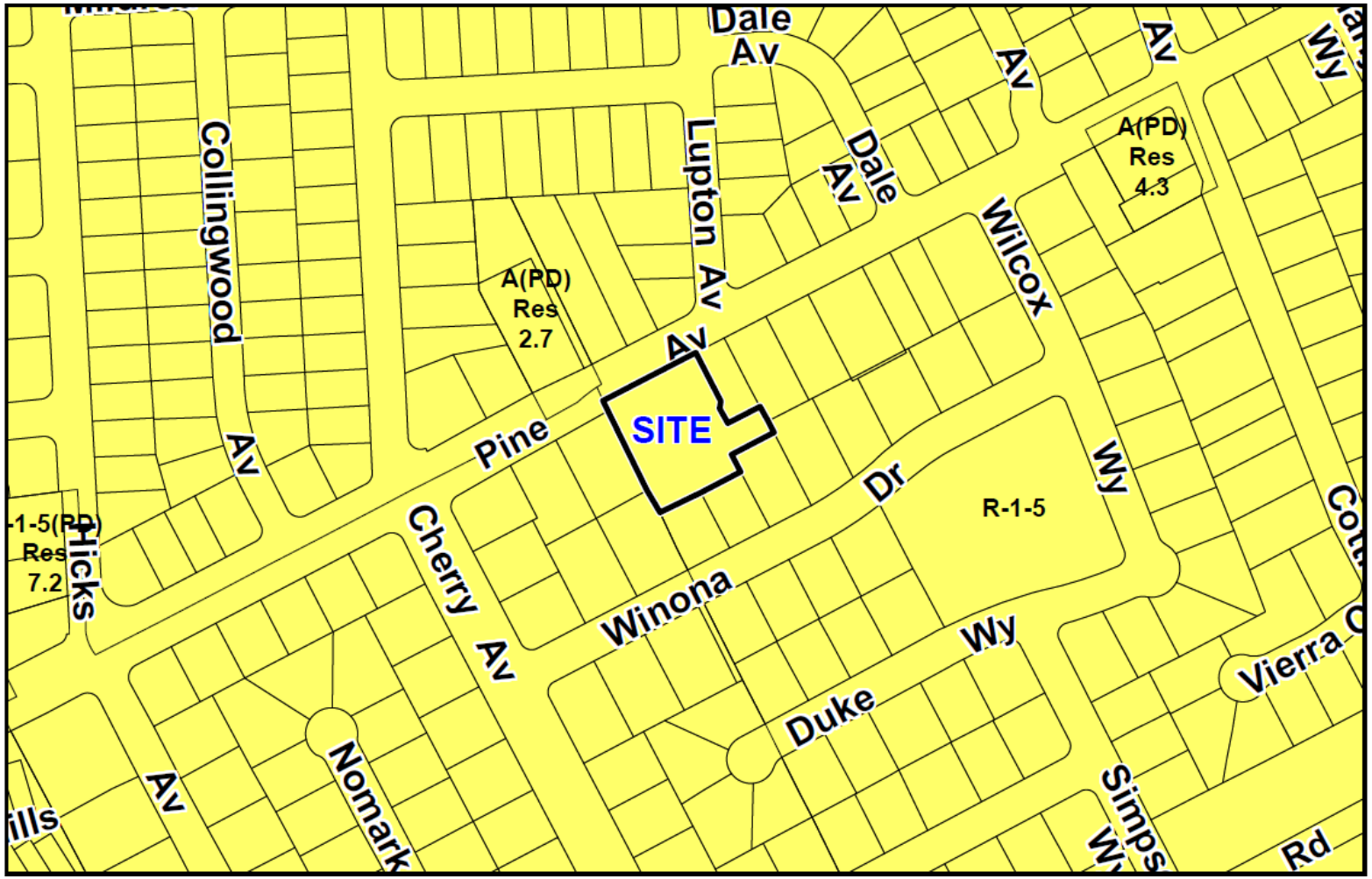
Item 10.1(g)

HL18-001 & MA18-001: Historic Landmark Nomination and Historical Property Contract for Edwin and Mary Wilcox House Located at 1300 Pine Avenue

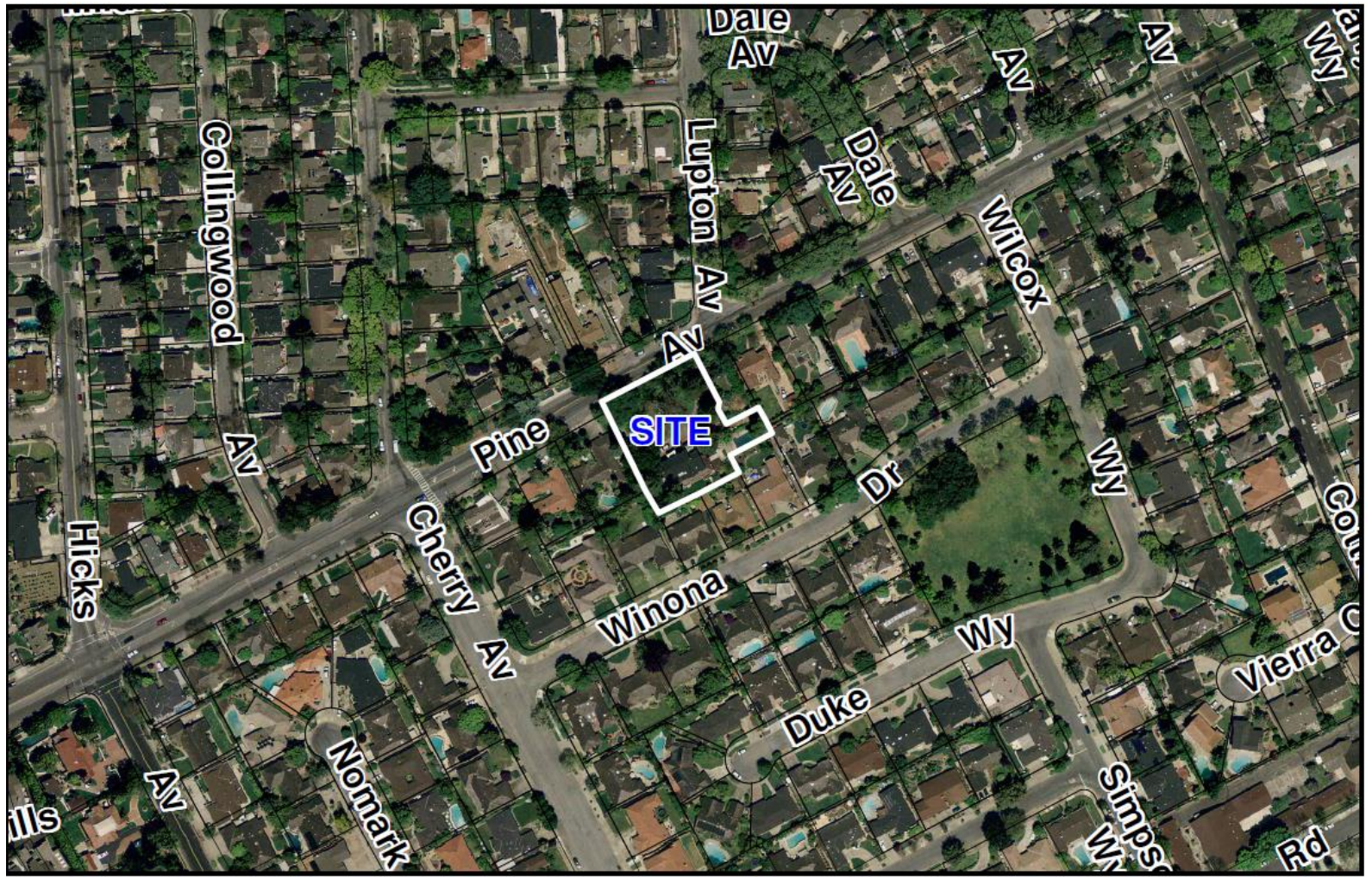
General Plan



Existing Zoning



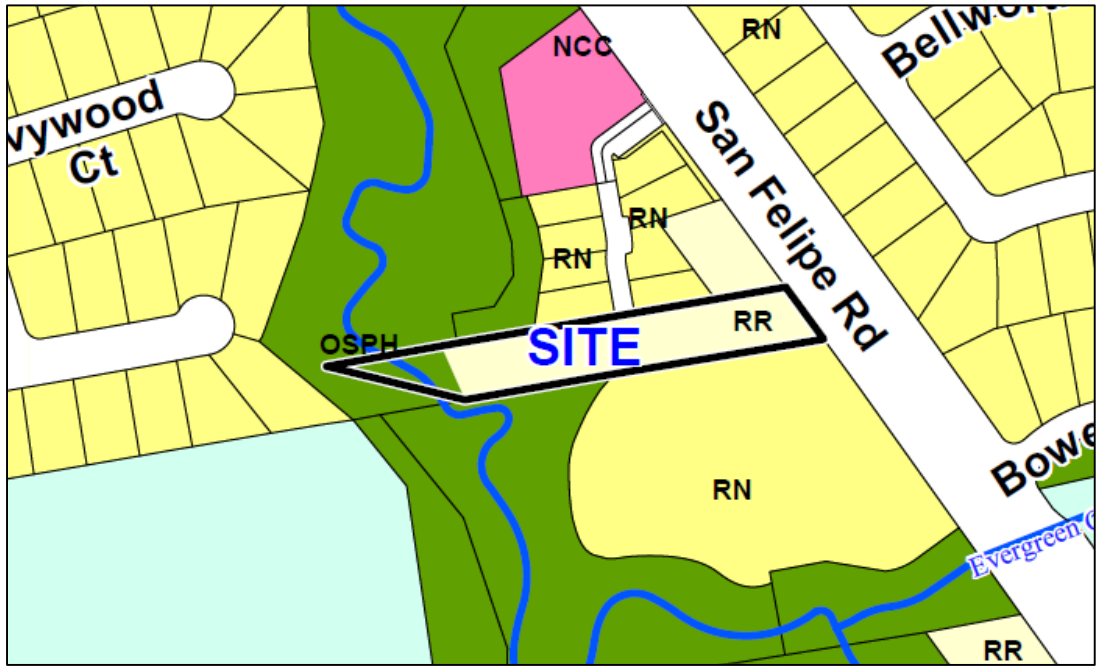
Aerial


Dale Av
Av
Av
Wy
Collingwood
Lupton Av
Dale Av
Wilcox
Av
SITE
Pine
Av
Dr
Wy
Hicks
Cherry Av
Winona
Wy
Vierra
Duke
Av
Normark
Simps
Wy
Rd

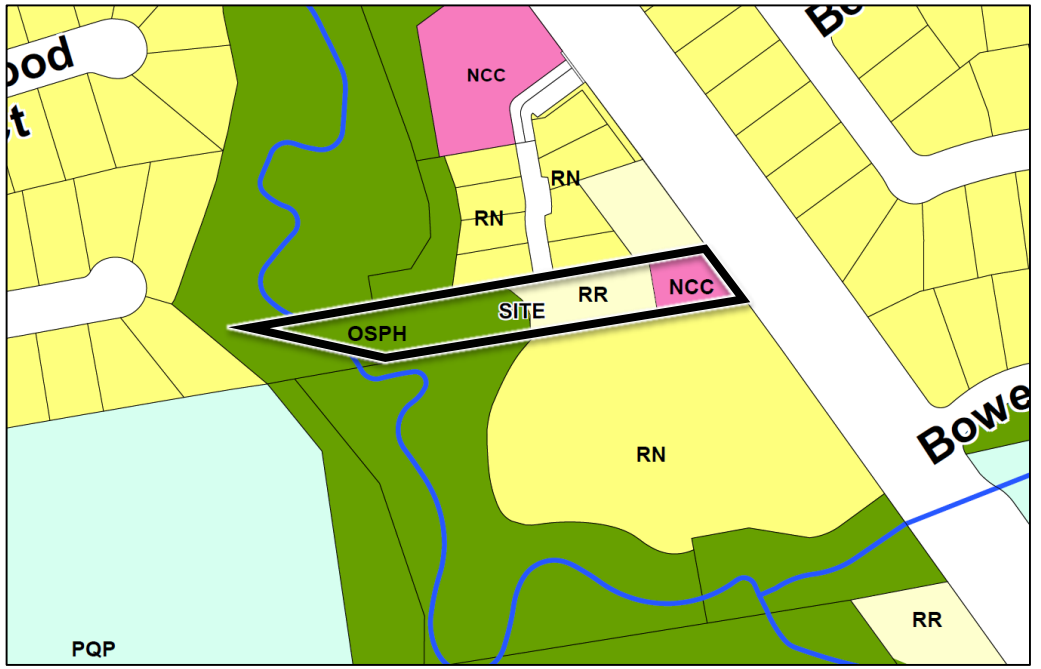
Item 10.2

GP18-001: General Plan Amendment: Land Use Designation for Real Property Located at 4349 San Felipe Road

General Plan

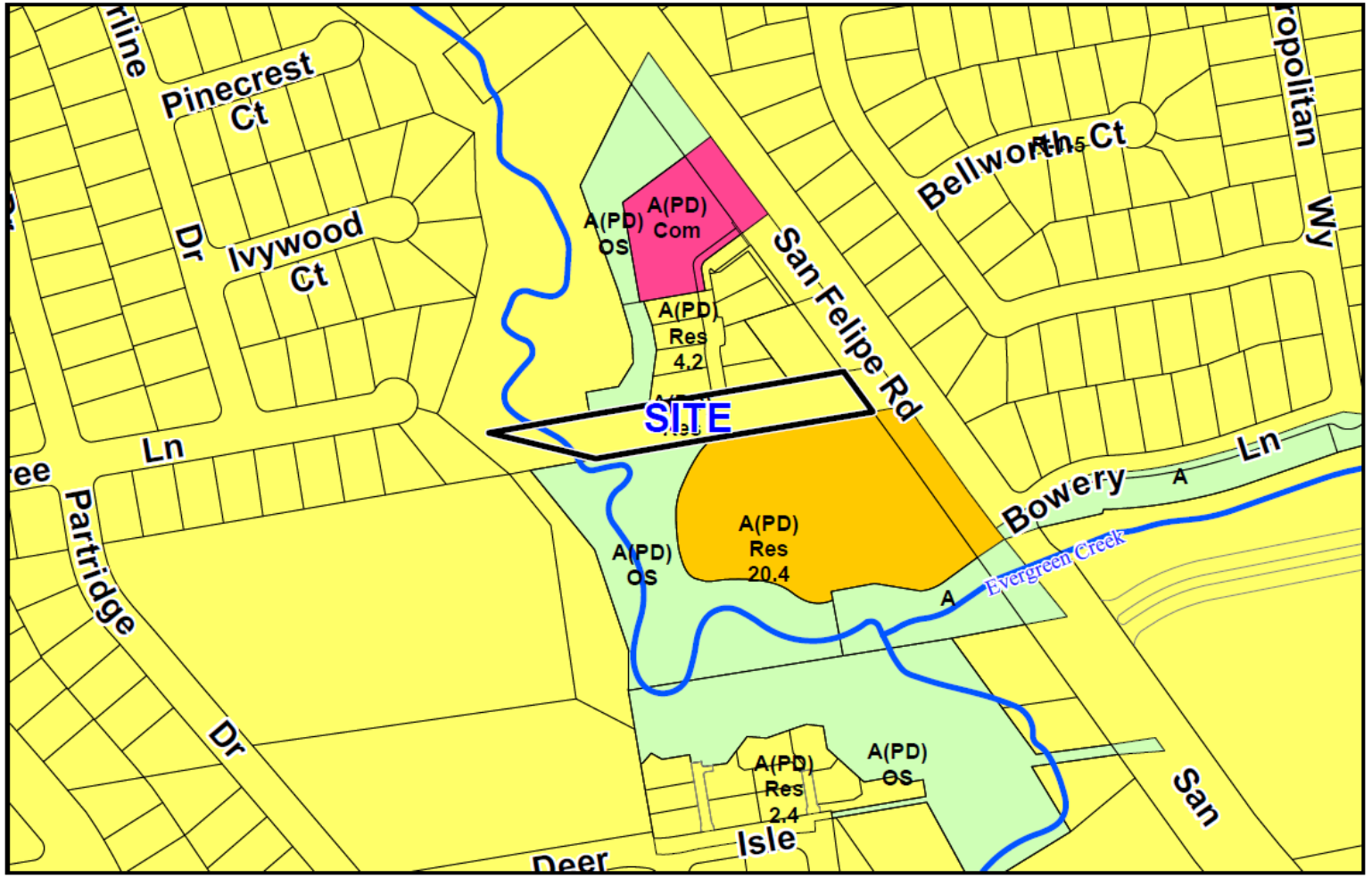


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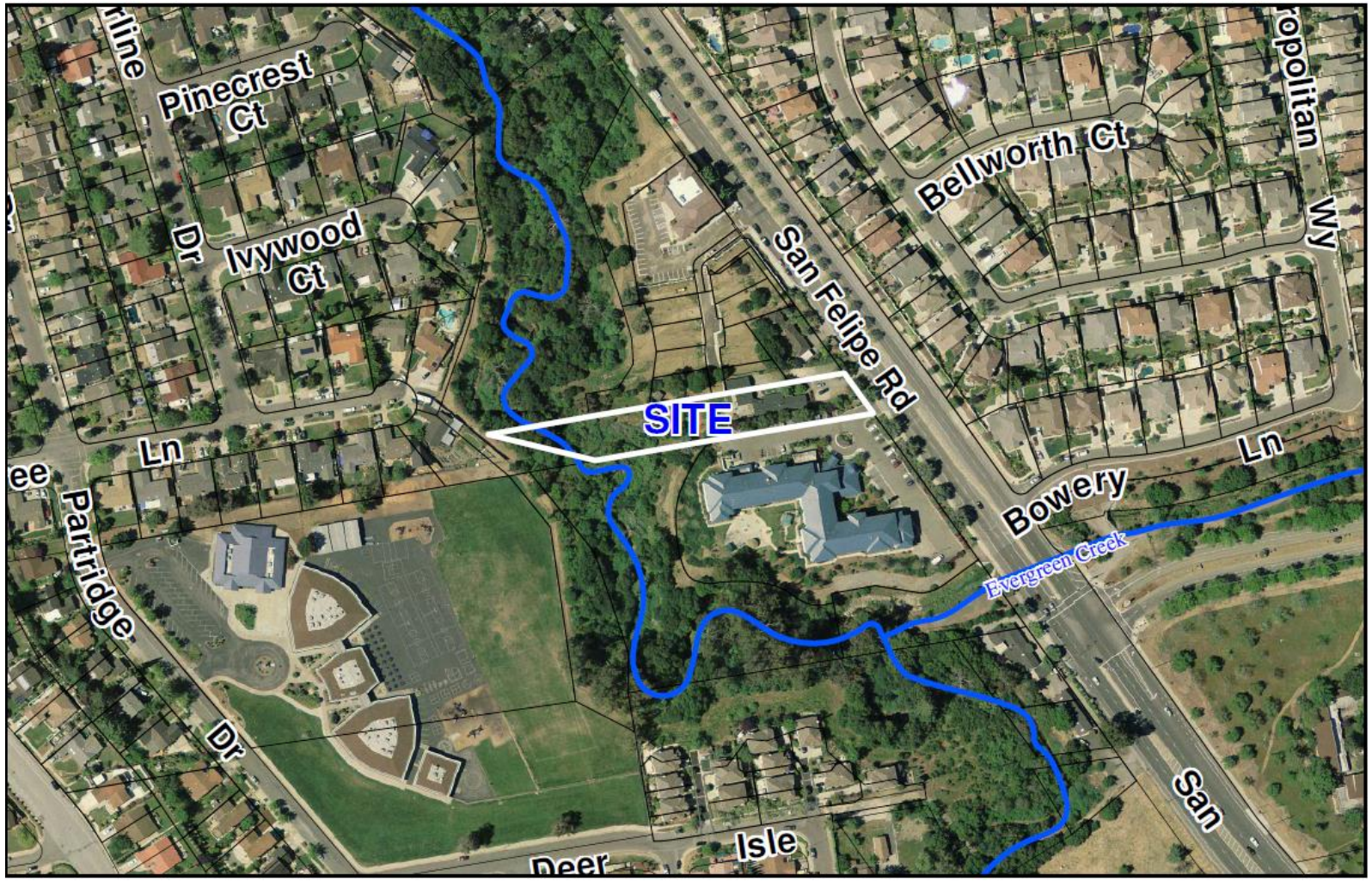


Proposed

Existing Zoning



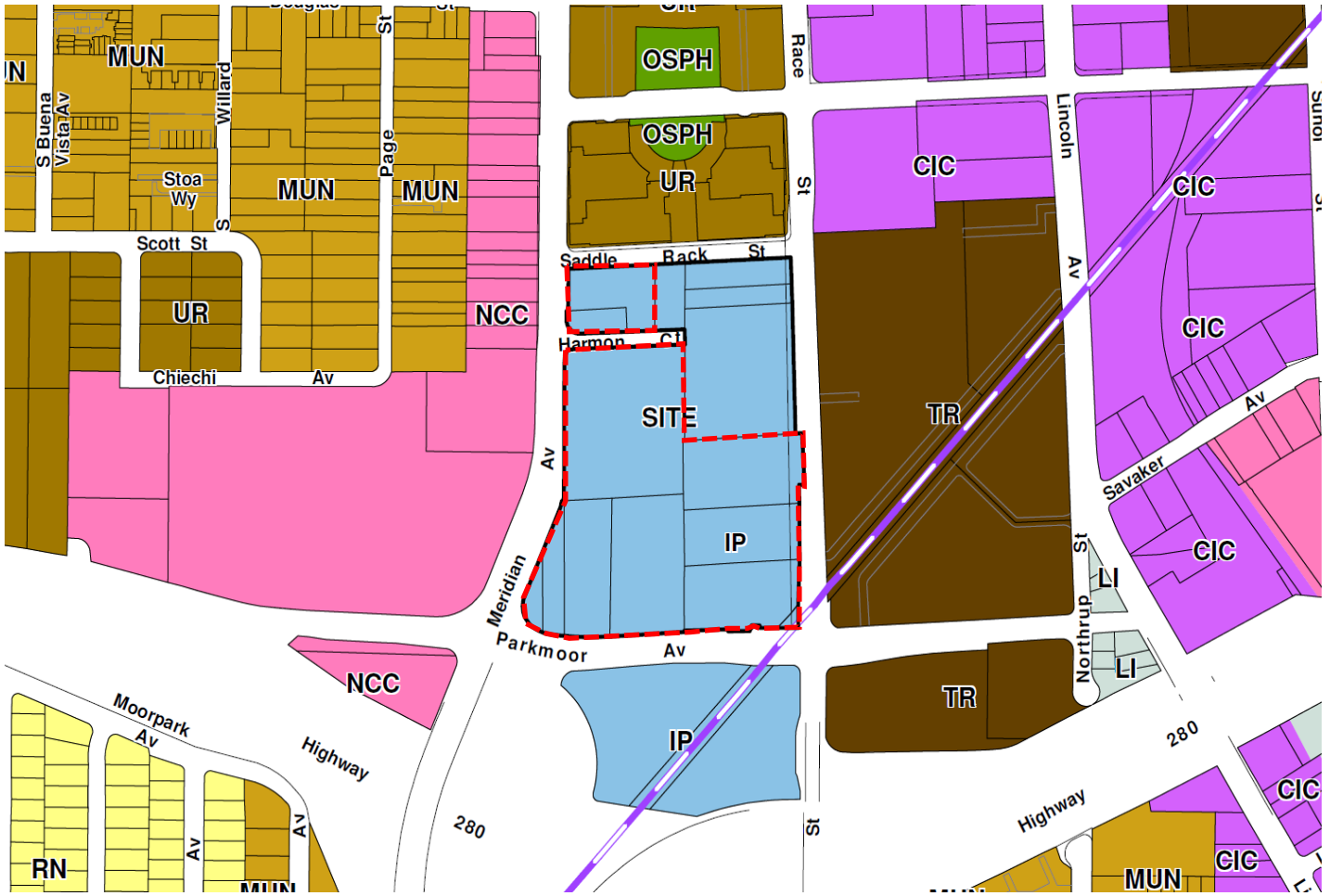
Aerial


Pinecrest Ct
Ivywood Ct
Dr
Ln
Partridge
Dr
Deer
Isle
San Felipe Rd
SITE
Bellworth Ct
Wy
Ln
Bowery
Evergreen Creek
San

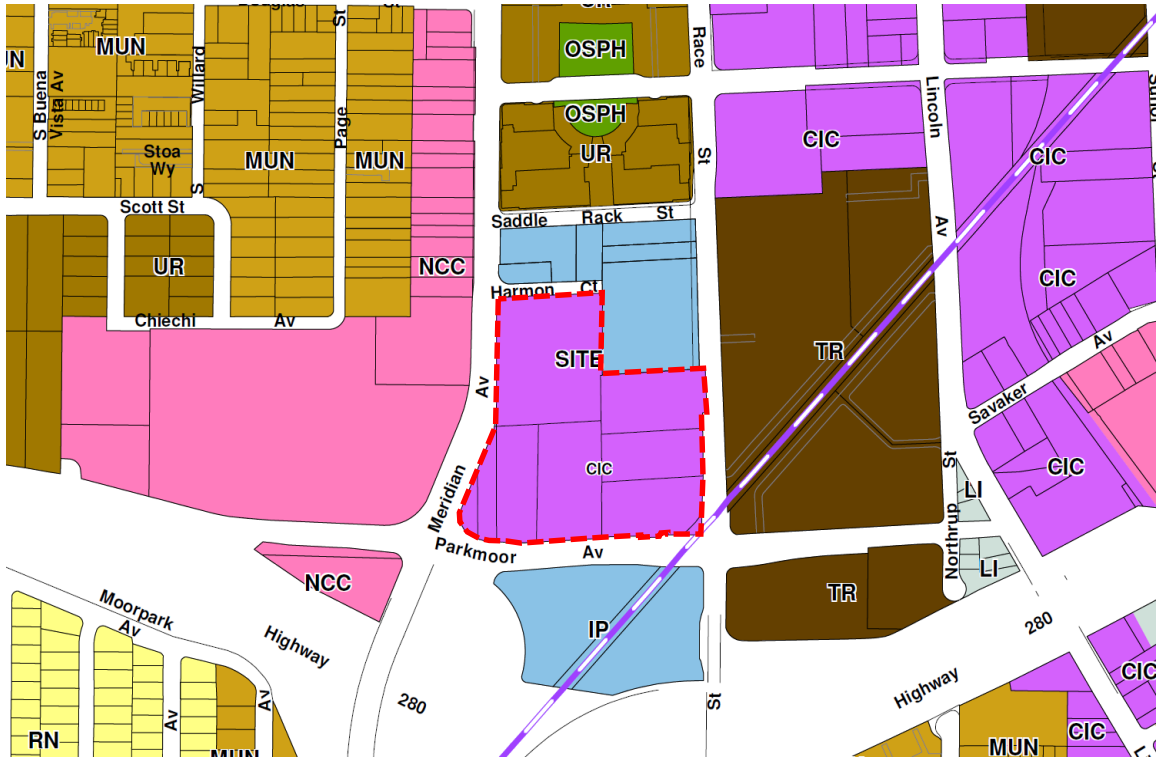
Item 10.3

GP18-002: General Plan Amendment: Land Use/Transportation Diagram for 550/570 Meridian Avenue

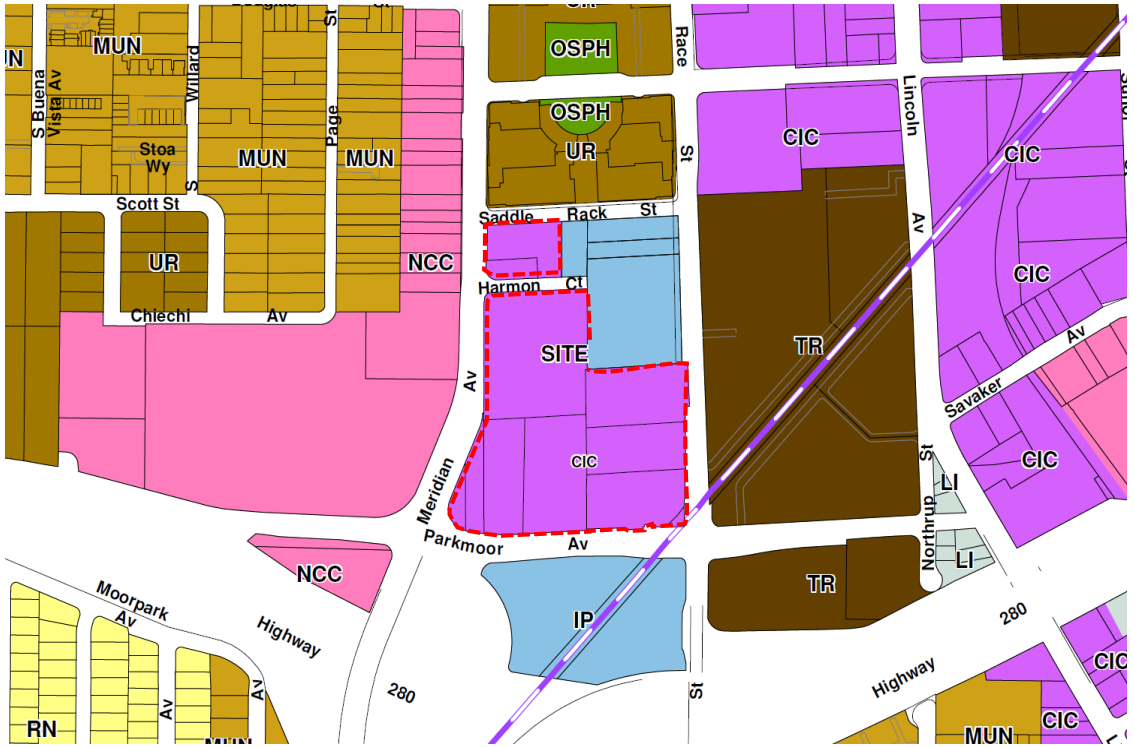
General Plan - Existing



General Plan - Proposed

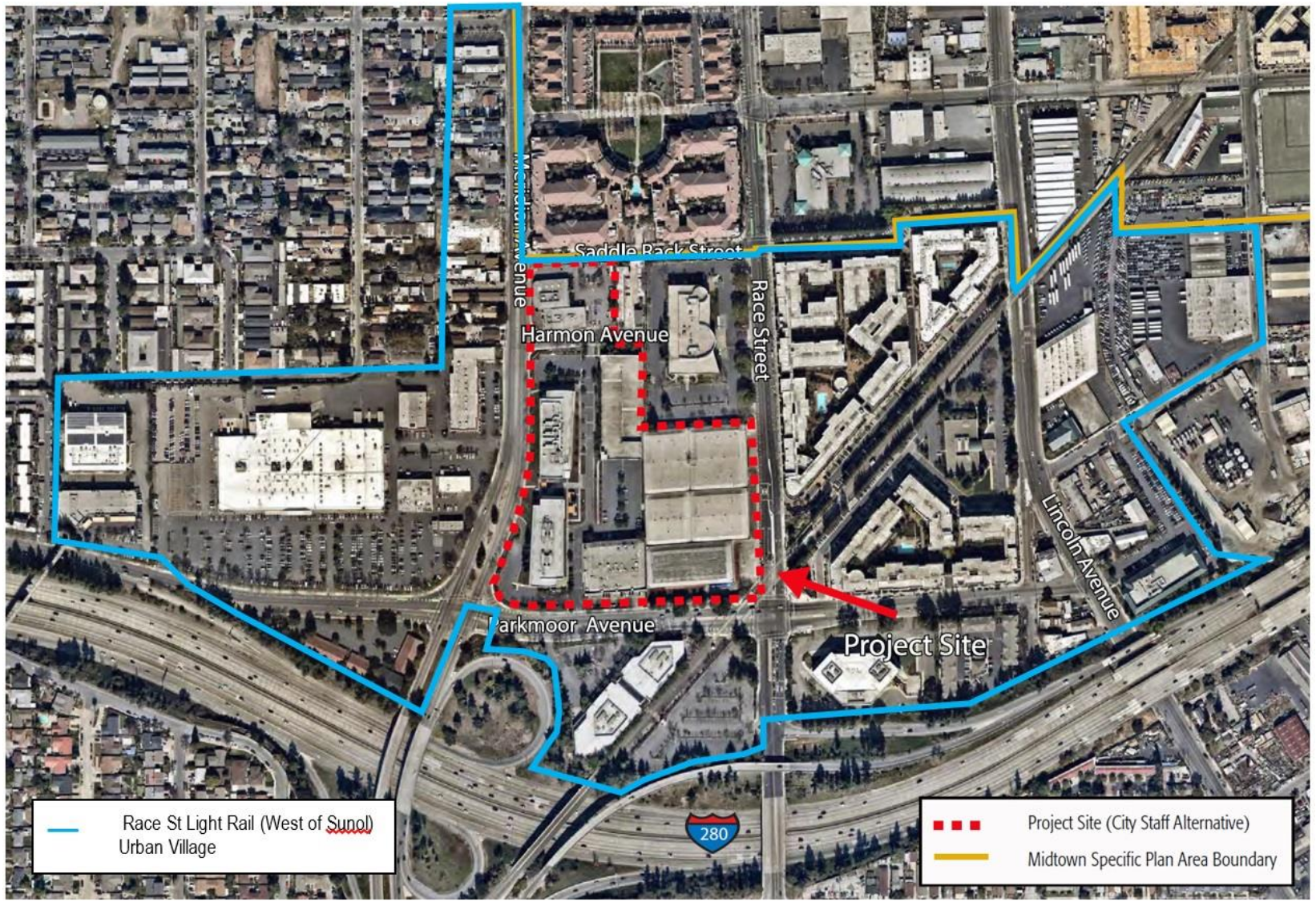


Applicant's Proposal

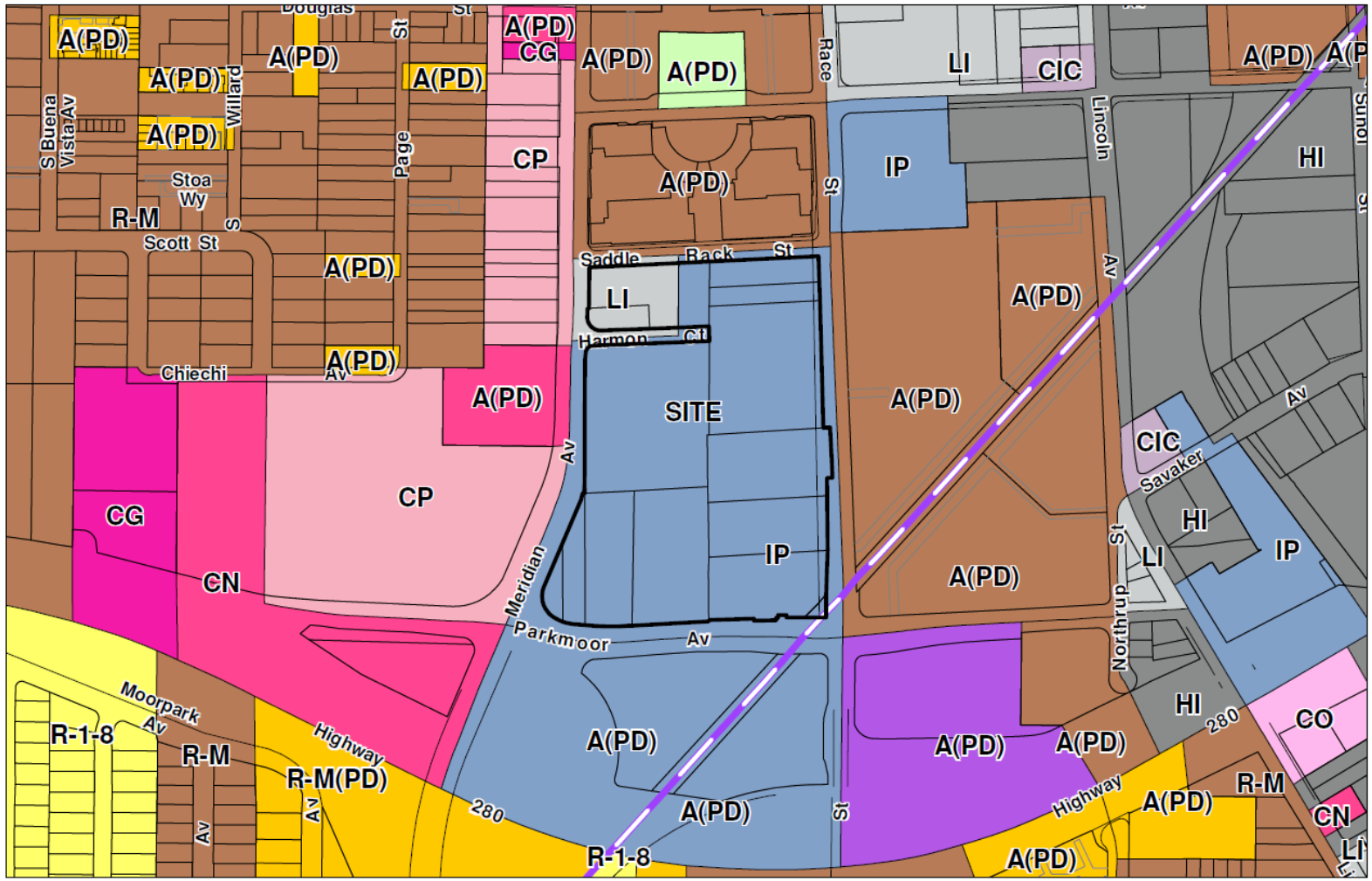


Staff Alternative and
Planning Commission Recommendation

Aerial


Saddle Rack Street
Harmon Avenue
Race Street
Lincoln Avenue
Project Site
280
Race St Light Rail (West of Sunol)
Urban Village
Project Site (City Staff Alternative)
Midtown Specific Plan Area Boundary

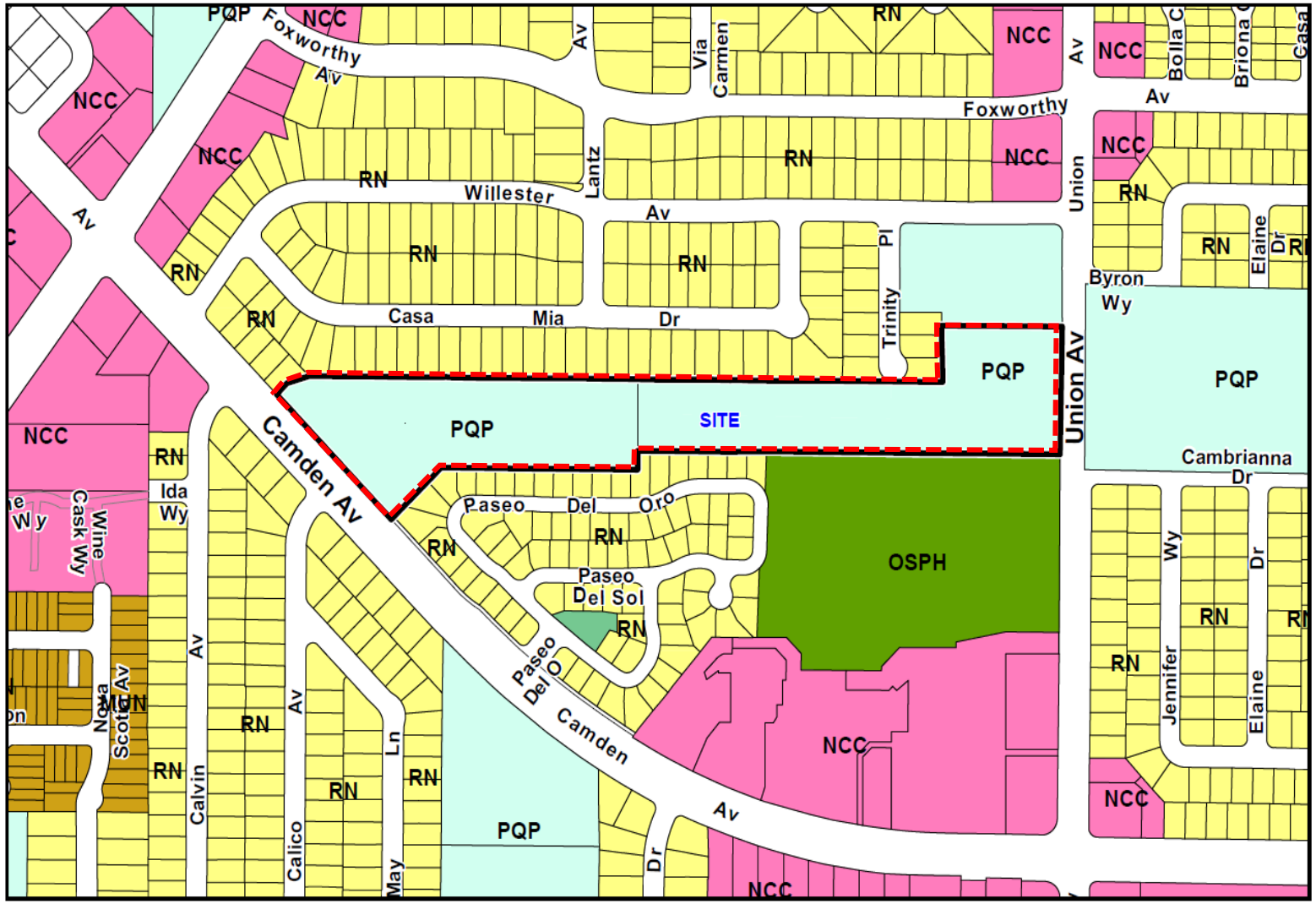
Existing Zoning



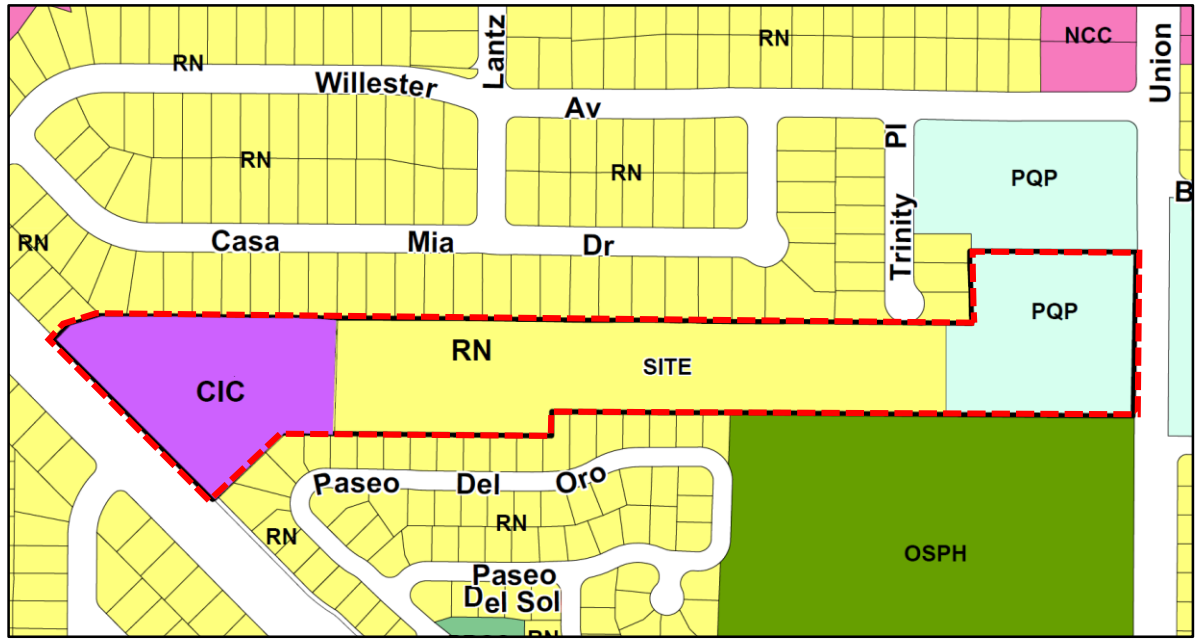
Item 10.5

GP18-004: General Plan Amendment: Land Use/Transportation Diagram for Property Located at 3235 Union Avenue and 2223 Camden Avenue.

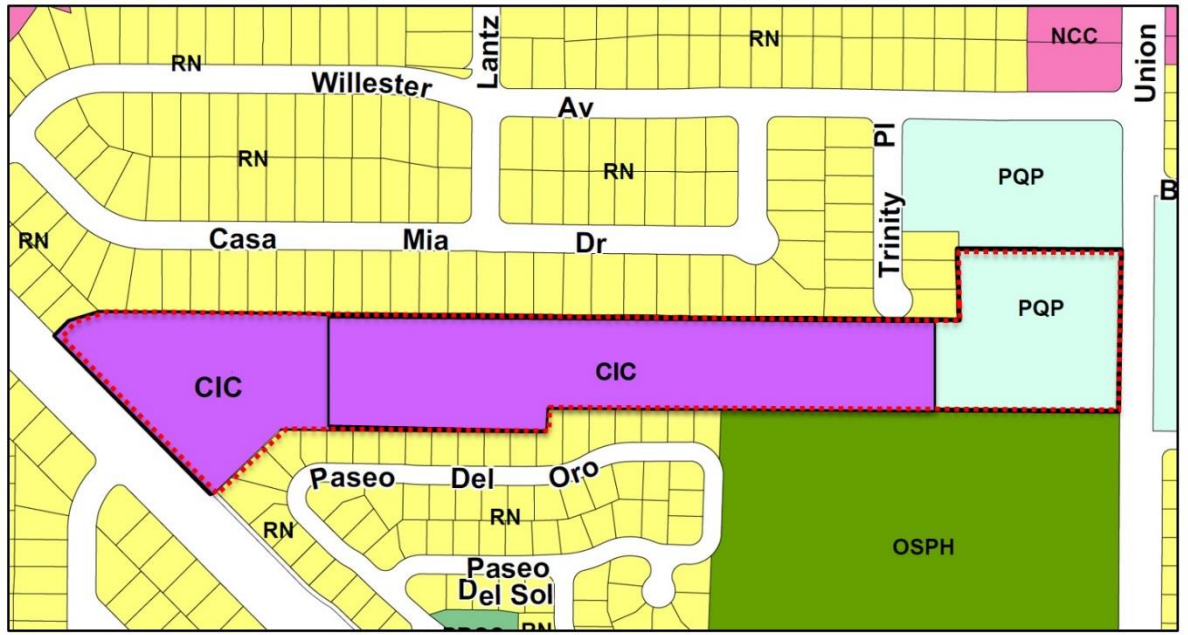
General Plan - Existing



General Plan - Proposed



Applicant's Proposal and
Planning Commission Recommendation

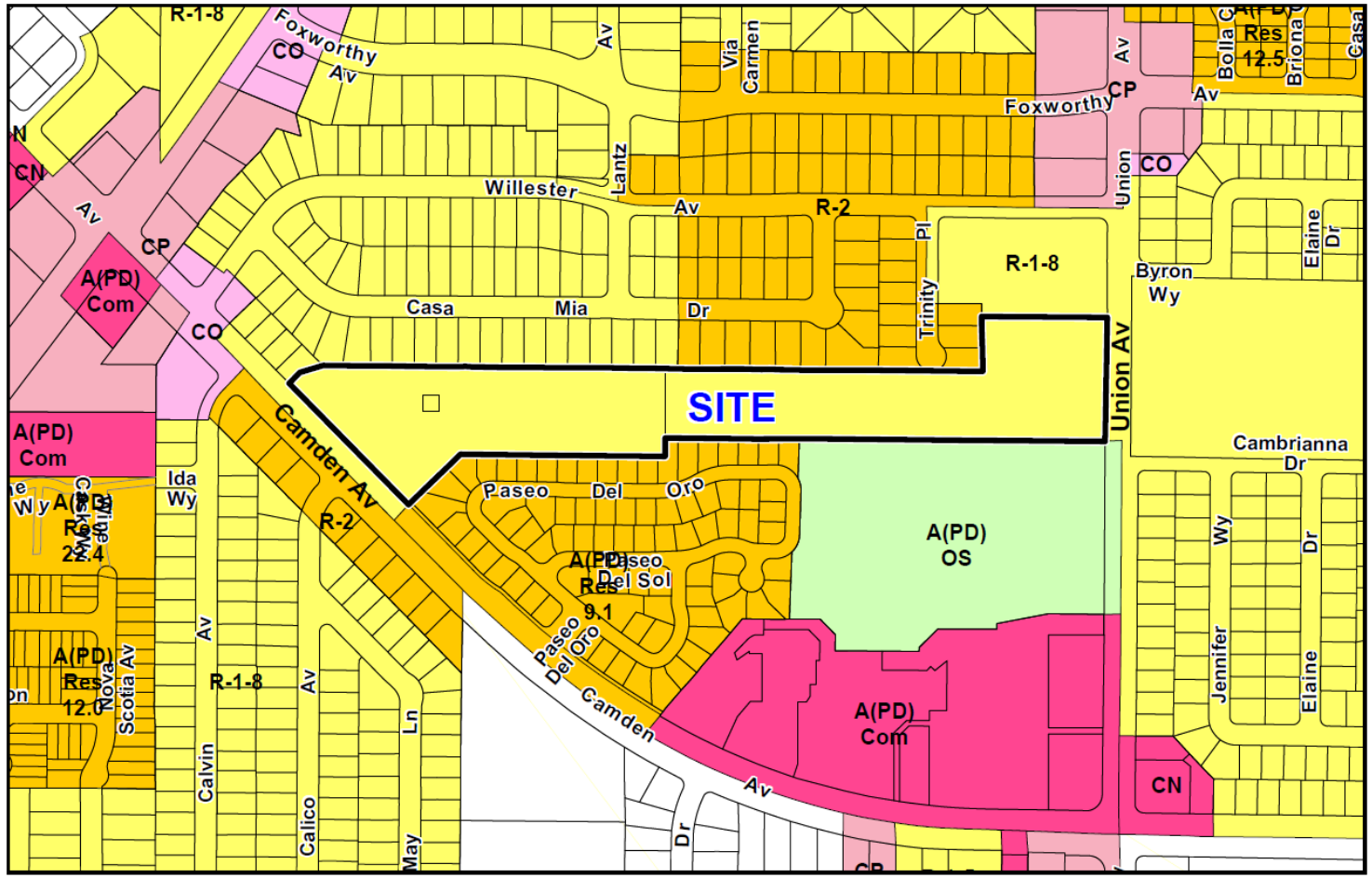


Staff Recommendation

Aerial


Foxworthy Av
Via Carmen
Foxworthy
Bolla C
Briona
Casa
Willester
Lantz
Union
Byron Wy
Elaine Dr
Casa Mia Dr
Trinity Pl
SITE
Union Av
Camden Av
Cambrianna Dr
Ida Wy
Cask Wy
Wine
Paseo Del Oro
Paseo Del Sol
Nova Scotia Av
Calvin Av
Calico Ln
May Dr
Jennifer Wy
Elaine Dr

Existing Zoning



End