



COUNCIL AGENDA: 12/4/18  
FILE: 18-1613  
ITEM: 10.1 (d)

# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Planning Commission

**SUBJECT:** SEE BELOW

**DATE:** November 9, 2018

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**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

<b>File No.</b>	<b>GPT18-003</b>
<b>Applicant:</b>	<b>City-Initiated</b>
<b>Location</b>	<b>Citywide</b>
<b>Council District</b>	<b>Citywide</b>
<b>CEQA:</b>	<b>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.</b>

### 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:** *mdl/Bella*, Deputy Director for Rosalynn Hughey, Planning Director

**Date:** *10/16/18*

<b>Attachments:</b>
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	12,064 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		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		

[illegible]

**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  
COUNTY OF SANTA CLARA

)  
) ss  
)

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:

<b>Planned Job Capacity and Housing Growth Areas by Horizon (3 Horizons)</b> 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
<b>Total Plan Growth Capacity</b>		<b>382,000</b>	<b>107,996</b>	<b>35,633</b>	<b>12,004</b> <b>11,350</b>	<b>24,191</b>	<b>24,626</b>	<b>23,546</b>
<b>Downtown</b>								
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			
<b>Downtown Sub-Total</b>		<b>48,659</b>	<b>11,160</b>	<b>8,333</b> <b>8,987</b>	<b>2,827</b> <b>2,173</b>			
<b>Downtown Core*</b>		<b>48,500</b>	<b>10,360</b>					
<b>Specific Plan Areas</b>								
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				
<b>Specific Plan Sub-Total</b>		<b>21,941</b>	<b>7,680</b>	<b>3,625</b>	<b>4,055</b>			



<b>Employment Land Areas</b>								
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					
<b>Employment Land Sub-Total</b>		<b>226,881</b>	<b>33,420</b>	<b>9,874</b>				<b>23,546</b>
<b>Regional Transit Urban Villages</b>								
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				
<b>Regional Transit Villages Sub-Total</b>		<b>27,760</b>	<b>9,000</b>	<b>6,991</b>	<b>1,164</b>	<b>845</b>		
<b>Local Transit Urban Villages (Existing LRT)</b>								
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		
<b>Local Transit Villages (Existing LRT) Sub-Total</b>		<b>20,410</b>	<b>24,746</b>	<b>1,400</b>		<b>23,346</b>		
<b>Local Transit Urban Villages (Planned BRT/LRT)</b>								
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		
<b>CR28 - E. Santa Clara Street</b>								
<b>A (West of 17th Street)</b>	64	795	850	86		764		
<b>B (Roosevelt Park)</b>	51	605	650			650		
<b>CR29 - Alum Rock Avenue</b>								
<b>A (Little Portugal)</b>	18	100	310			310		
<b>B (Alum Rock)</b>	72	870	1,010	93		917		
<b>C (East of 680)</b>	61	650	1,175				1,175	
CR30 - The Alameda (West)	21	200	400				400	
<b>CR31 - W. San Carlos Street</b>		<b>980</b>	<b>1,245</b>	<b>313</b>		<b>932</b>		
<b>—— A (East)</b>	<b>39</b>	<b>380</b>	<b>480</b>			<b>480</b>		
<b>—— B (Mid)</b>	<b>32</b>	<b>260</b>	<b>330</b>	<b>95</b>		<b>235</b>		
<b>—— C (West)</b>	<b>48</b>	<b>340</b>	<b>435</b>	<b>218</b>		<b>217</b>		
CR32 - Stevens Creek Boulevard	269	4,500	3,860	8			3,852	
<b>Local Transit Villages (Planned BRT/LRT) Sub-Total</b>		<b>10,300</b>	<b>10,750</b>	<b>750</b>		<b>3,573</b>	<b>6,427</b>	
<b>Commercial Corridor &amp; Center Urban Villages</b>								

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	
<b>Commercial Corridor &amp; Center Villages Sub-Total</b>		<b>20,890</b>	<b>13,984</b>		<b>1,374</b>		<b>12,610</b>	
<b>Neighborhood Villages</b>								
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	
<b>Neighborhood Villages Sub-Total</b>		<b>3,400</b>	<b>6,103</b>		<b>129</b>	<b>385</b>	<b>5,589</b>	

<b>Other Identified Growth Areas</b>								
Vacant Lands	558	1,759	1,460		1,460			
Entitled & Not Built	513	0	1,697		1,697			
<b>Other Identified Growth Areas Sub-Total</b>		<b>1,759</b>	<b>3,157</b>		<b>3,157</b>			

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](mailto:PlanningCom1@sanjoseca.gov)>; Planning Commission 2 <[PlanningCom2@sanjoseca.gov](mailto:PlanningCom2@sanjoseca.gov)>; Planning Commission 3 <[PlanningCom3@sanjoseca.gov](mailto:PlanningCom3@sanjoseca.gov)>; Planning Commission 4 <[PlanningCom4@sanjoseca.gov](mailto:PlanningCom4@sanjoseca.gov)>; Planning Commission 5 <[PlanningCom5@sanjoseca.gov](mailto:PlanningCom5@sanjoseca.gov)>; Planning Commission 6 <[PlanningCom6@sanjoseca.gov](mailto:PlanningCom6@sanjoseca.gov)>; Planning Commission 7 <[PlanningCom7@sanjoseca.gov](mailto:PlanningCom7@sanjoseca.gov)>

**Cc:** Hughey, Rosalynn <[Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov)>; City Clerk <[city.clerk@sanjoseca.gov](mailto: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 24<sup>th</sup>, 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.igq2.com/Citizens/Detail\\_Meeting.aspx?ID=9908](http://sccgov.igq2.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.**

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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](mailto: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)	"



COMMITTEE ON THE JUDICIARY  
• RANKING MEMBER-SUBCOMMITTEE ON  
IMMIGRATION AND BORDER SECURITY  
• SUBCOMMITTEE ON COURTS, INTELLECTUAL  
PROPERTY AND THE INTERNET

COMMITTEE ON SCIENCE, SPACE AND TECHNOLOGY  
• SUBCOMMITTEE ON SPACE  
• SUBCOMMITTEE ON ENERGY

COMMITTEE ON HOUSE ADMINISTRATION  
• JOINT COMMITTEE ON THE LIBRARY

**Congress of the United States**  
**House of Representatives**  
**Washington, DC 20515**

**ZOE LOFGREN**  
19TH DISTRICT, CALIFORNIA

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CHAIR, CALIFORNIA DEMOCRATIC CONGRESSIONAL DELEGATION  
CO-CHAIR, CONGRESSIONAL CAUCUS ON VIETNAM

October 11, 2018

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

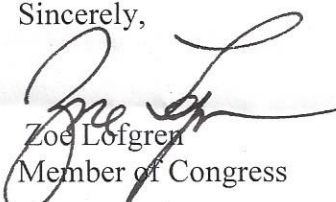
Dear Ms. Balandra:

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](mailto:district3@sanjoseca.gov).

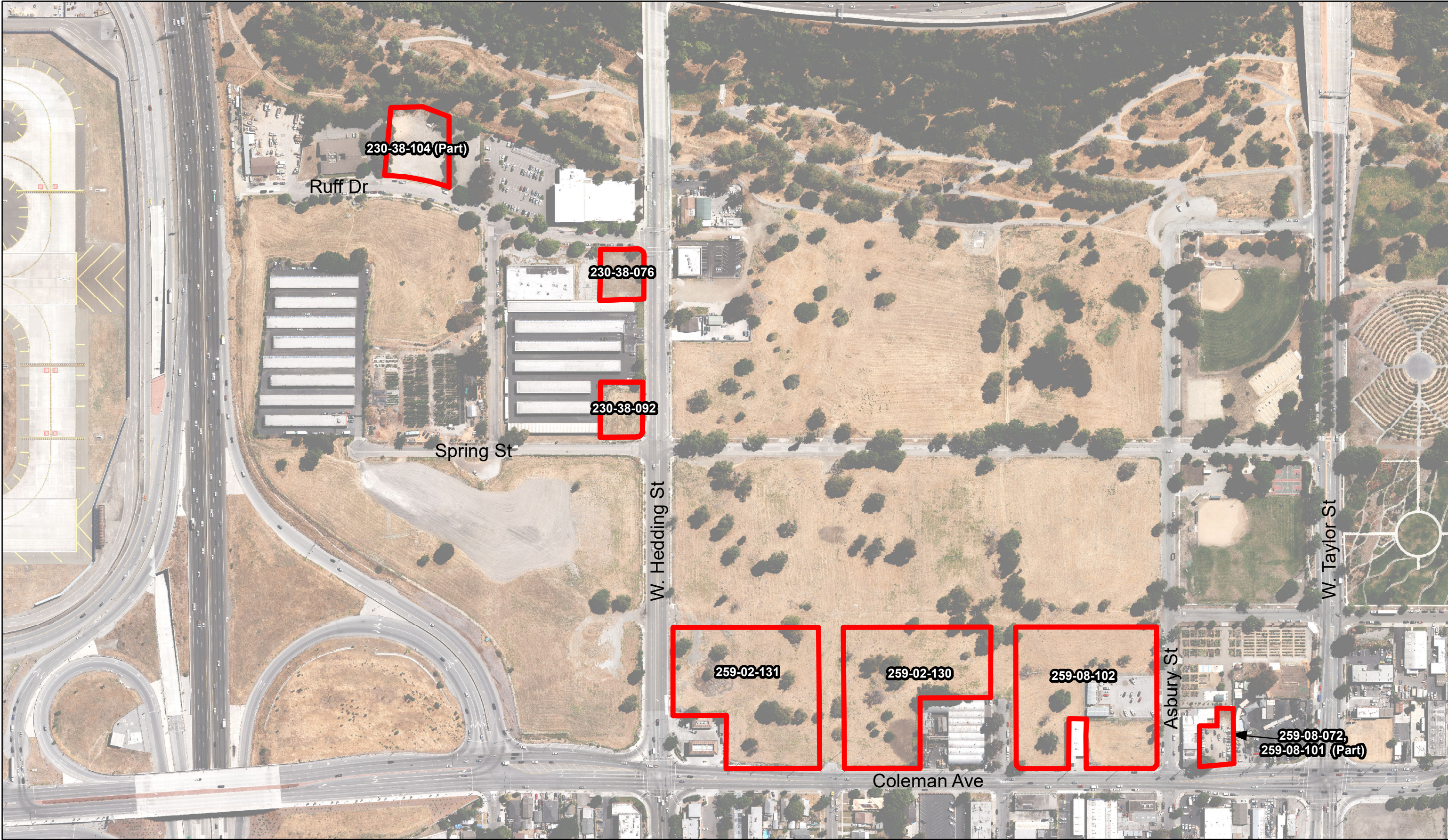
Sincerely,

  
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](mailto:tbalandra@apr.com)>

**Cc:** Hughey, Rosalynn <[Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov)>; Hart, Jared <[Jared.Hart@sanjoseca.gov](mailto:Jared.Hart@sanjoseca.gov)>;  
Planning Commission 1 <[PlanningCom1@sanjoseca.gov](mailto: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](mailto:PlanningCom1@sanjoseca.gov)

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

**Sent:** Monday, October 22, 2018 14:35

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

**Cc:** Hughey, Rosalynn <[Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov)>; City Clerk <[city.clerk@sanjoseca.gov](mailto: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.

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