

City Council Hearing

June 11, 2019



*Planning, Building and
Code Enforcement*

Item 4.2

General Plan Four-Year Review Scope of Work

Presenter: Rosalynn Hughey, Director, PBCE

Background

Four-Year Review of the General Plan

- Evaluate achievement of key goals
 - Planned growth and J/ER ratio
 - Urban Village implementation
 - Environmental indicators (GHG)
 - Affordable Housing
- Make “mid-course adjustments”
- Reconvene Envision SJ 2040 Task Force



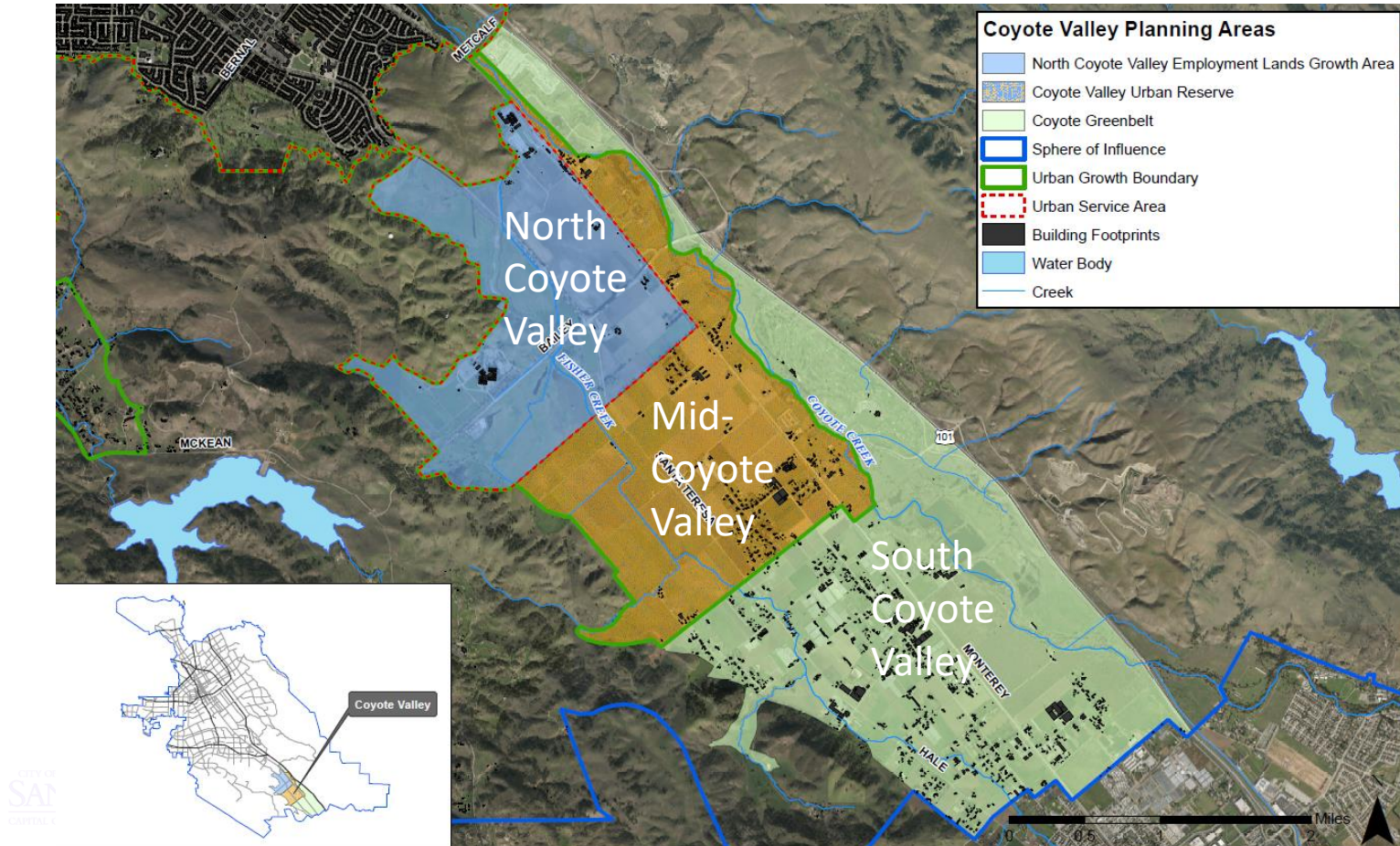
Background

Summary of First (2015) Four-Year Review

- November 2015 – December 2016
- Six Task Force meetings
- Major policy changes recommended by Task Force
 - Reduction in planned job growth
 - Establishment of more achievable J/ER
 - Increase growth capacity in Downtown through DTS2040 update
 - New policies to facilitate affordable housing

Proposed Scope of Work

1) Potential Redistribution of Planned Job Growth from North Coyote Valley



Proposed Scope of Work

- 2) Urban Village Implementation and Affordable Housing
 - a) Redistribution of Planned Growth and Urban Village Boundary Modifications
 - b) Mixed-income Housing in Urban Villages
 - c) Urban Village Growth Horizons
 - d) Residential Pool Units
 - e) Other Urban Village Policy Amendments (Village Planning Policy IP-5.5 and Signature Project Policy IP-5.10)



Proposed Scope of Work

3) Vehicle Miles Traveled Tier II Policies



4) Residential Uses in Underutilized Business Corridors

City Council Proposed Items

- Explore allowing parcels designated Residential Neighborhood to redevelop to 2-4 units with certain parameters
- Allow Task Force discussion of long-term future of North and Mid-Coyote Valley
- Explore reworking or closing the Evergreen-East Hills Development Policy
- Consider modifications to the UGB along Santa Teresa ridge
- Review impact of form based code within Urban Village Implementation Framework
- Bring back Task Force recommendations to Council in August 2019

Schedule

Task	Timeline
City Council approval of scope of work	June 2019
Staff and consultant background analysis	July 2019 – October 2019
Task Force meetings (5 meetings)	November 2019 – March 2020
Environmental Analysis (CEQA)	April 2020 – September 2020
Planning Commission and City Council consideration of Task Force recommendations	October 2020 – November 2020