

# City Council Hearing

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December 3, 2019



*Planning, Building and  
Code Enforcement*

# Item 4.5

Envision San José 2040 General Plan 2019 Annual Performance Review

Presenter: Jared Hart, Division Manager, PBCE

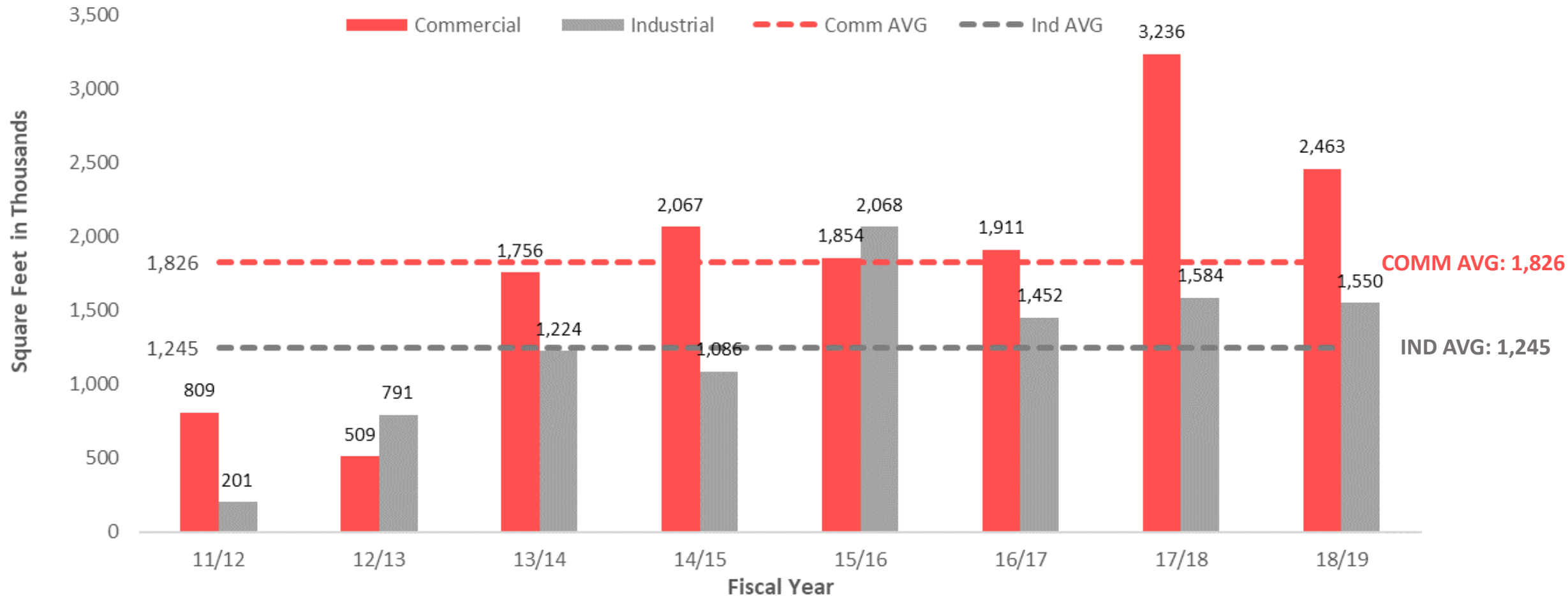
# General Plan Major Strategies

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- |  |                                      |
|--|--------------------------------------|
| 1. Community Based Planning              | 7. Environmental Stewardship         |
| 2. Form Based Plan                       | 8. Fiscally Strong City              |
| 3. Focused Growth                        | 9. Destination Downtown              |
| 4. Innovation/Regional Employment Center | 10. Life Amidst Natural Resources    |
| 5. Urban Villages                        | 11. Design for a Healthful Community |
| 6. Streetscapes for People               | 12. Plan Horizons                    |

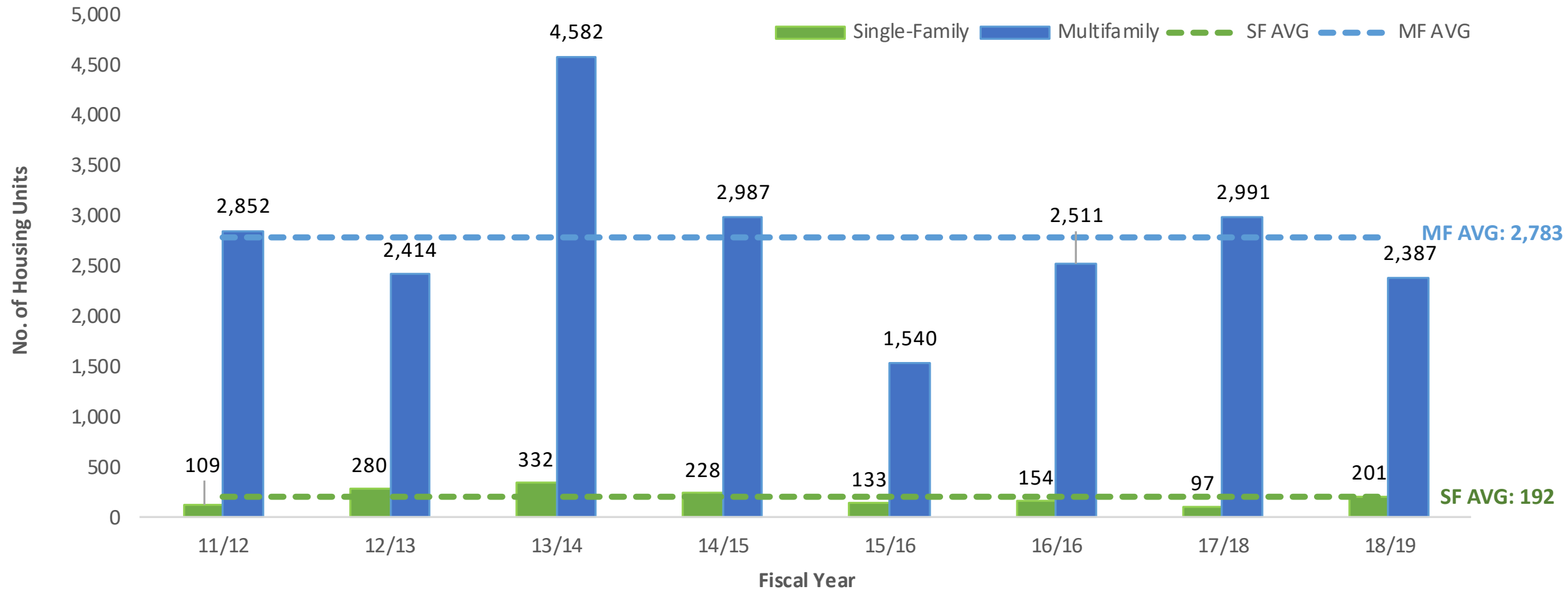
# Focused Growth

FY 2011-12 to 2018-19: Building Permits Issued for New Commercial and Industrial/Office (sq. ft.)

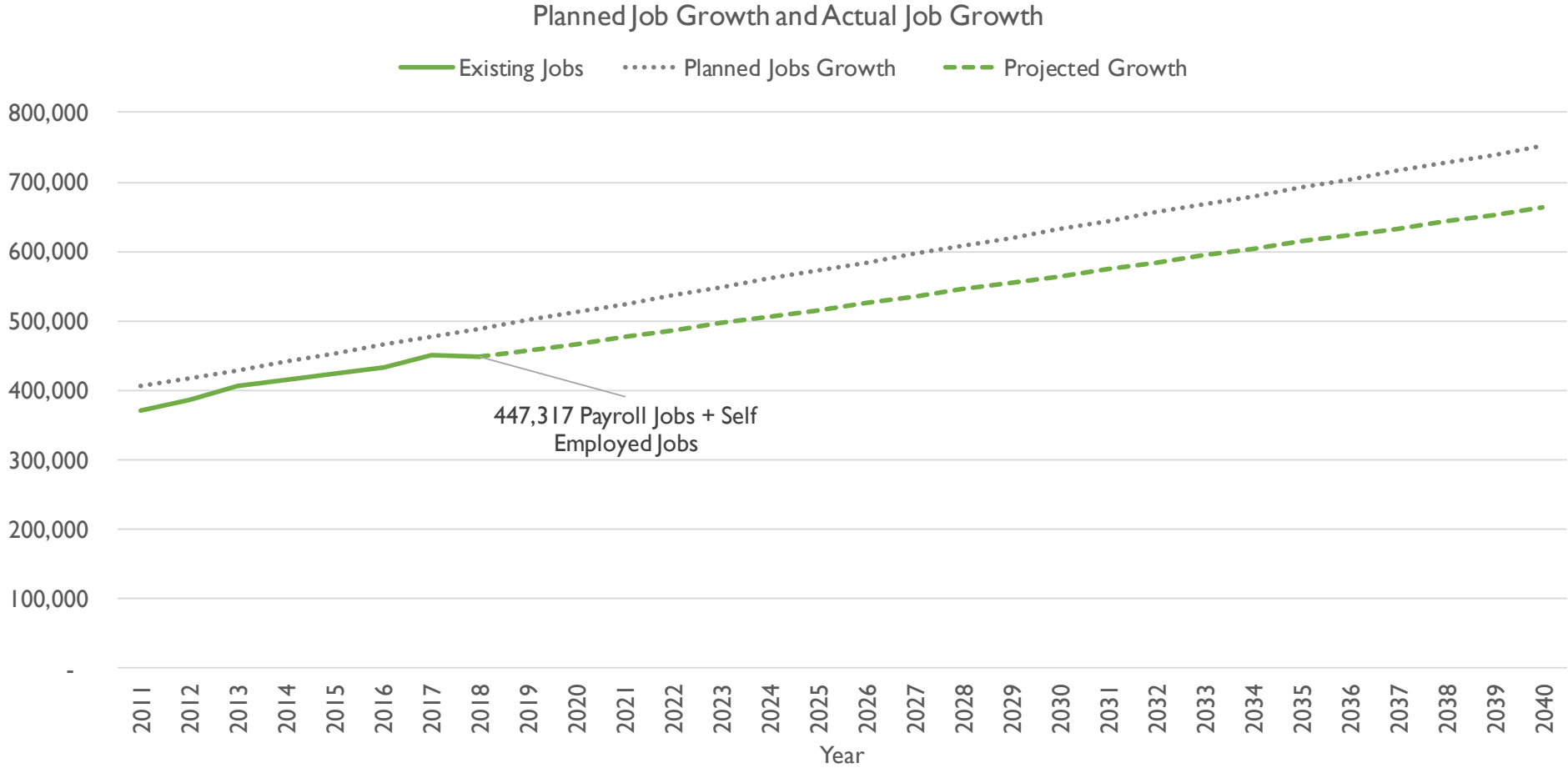


# Focused Growth

FY 2011-12 to 2018-19: Building Permits Issued for New Residential Units



# Employment Center/Fiscally Strong City

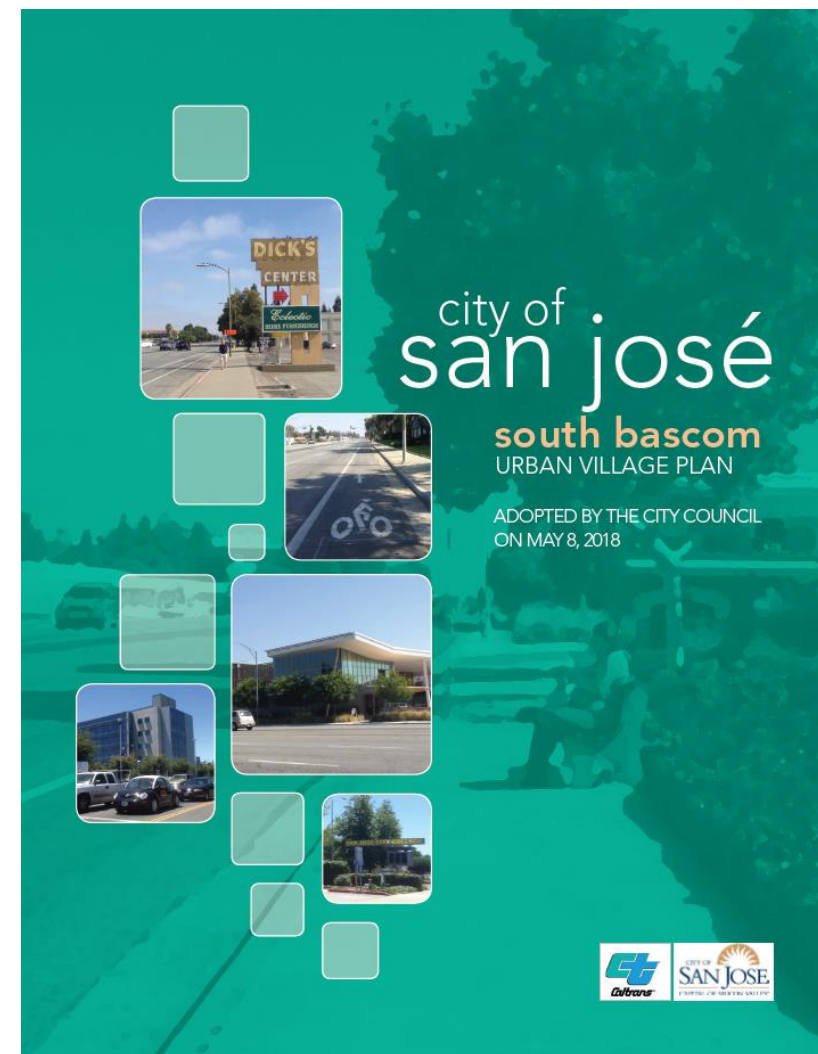


Year	Jobs per Employed Resident
2010	0.83
2011	0.80
2012	0.81
2013	0.83
2014	0.82
2015	0.82
2016	0.82
2017	0.85
2018	0.82



# Urban Villages

- 12 approved Urban Village Plans
- 2 Urban Village Plans in progress
- 3 Urban Village Plans to be initiated
- Extensive community engagement and input
- Signature Projects
  - Approved: 6 (2 under construction)
  - Under Review: 1



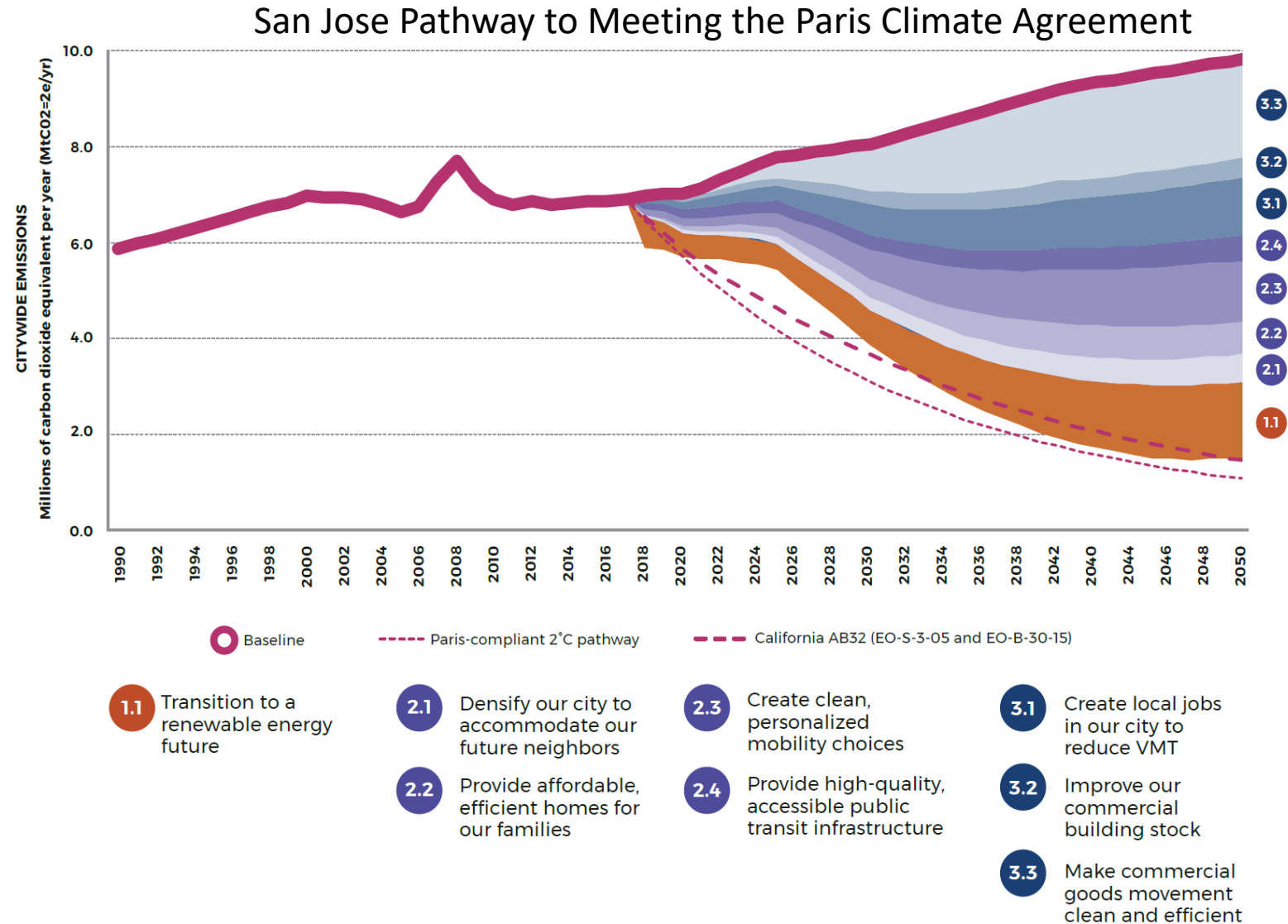
# Measurable Sustainability/Environmental Stewardship

- Climate Smart San José

- Adopted in 2018
- Establishes pathway to achieve Paris Climate Agreement
- Reach Code
- Updating parking requirements

- Greenhouse Gas Emissions

- 17% decrease in GHG emissions between 2014 and 2017





# Destination Downtown

- Planning permits approved since adoption of GP2040:
  - 6,900 residential units
  - 3.81 million sq. ft. commercial/office
- Pending projects:
  - 8,000 residential units
  - 18.5 million sq. ft. commercial/office
- Commercial vacancy: 10.5%
  - Compared to 23.6% in 2011
- Adding growth capacity as part of General Plan Four-Year Review Process



# 2019 General Plan Amendments

## Private General Plan Land Use/Transportation Diagram Amendment Requests

FILE NO.	LOCATION	EXISTING LAND USE	PROPOSED LAND USE
GP18-008	1131 Park Ave. and 15 & 17 Tillman Ave.	Neighborhood Community/ Commercial (Park Ave.), Residential Neighborhood (Tillman Ave.)	Residential Neighborhood (Park Ave.), Neighborhood Community/ Commercial (Tillman Ave.)
GP18-010	0 Diamond Heights Dr.	Rural Residential	Residential Neighborhood
GP18-013	623 Stockton Ave.	Residential Neighborhood	Neighborhood Community/ Commercial
GP18-014/GPT19-004	555 Winchester Blvd.	Residential Neighborhood	Urban Residential
GP18-015	1250 Campbell Ave.	Light Industrial	Transit Residential
GP19-001	4070 William Rd.	Residential Neighborhood	Urban Residential
GP19-004	N. Capitol/Alum Rock	Neighborhood Community/ Commercial	Mixed Use Neighborhood

# QUESTIONS

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