

# 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

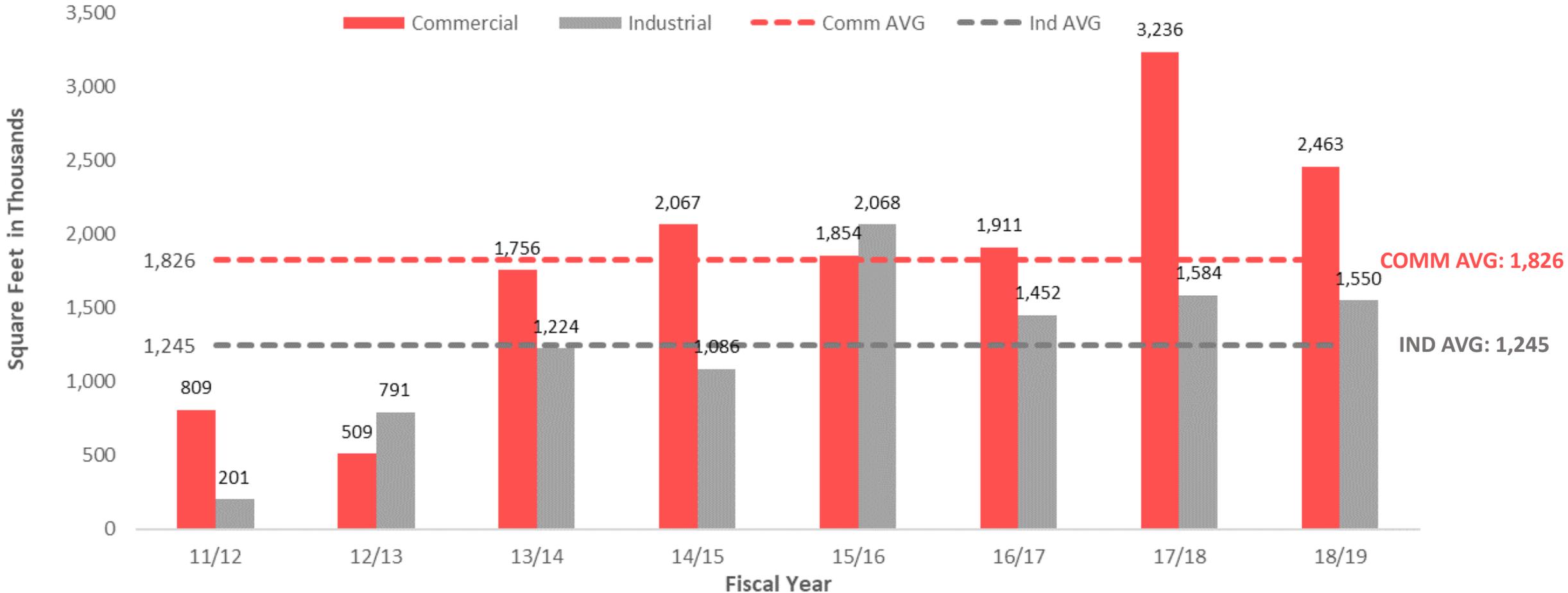
# General Plan Major Strategies

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

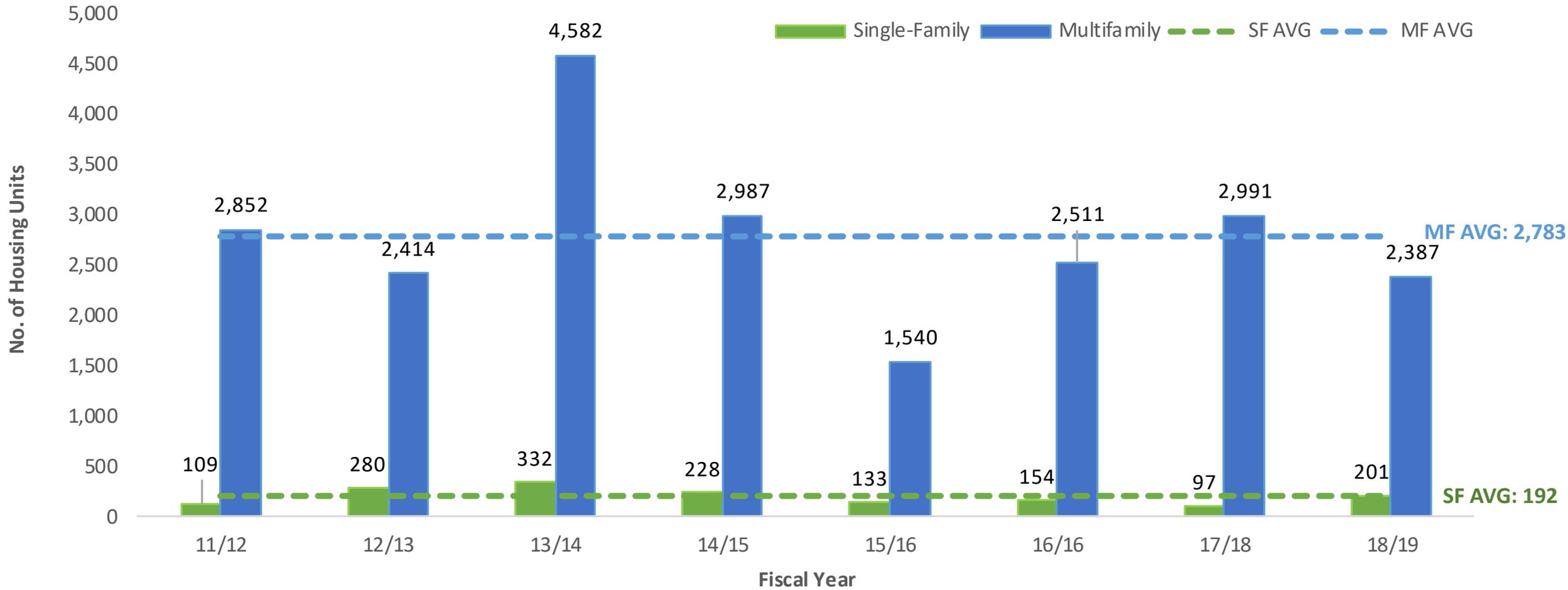
# Focused Growth

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



# Focused Growth

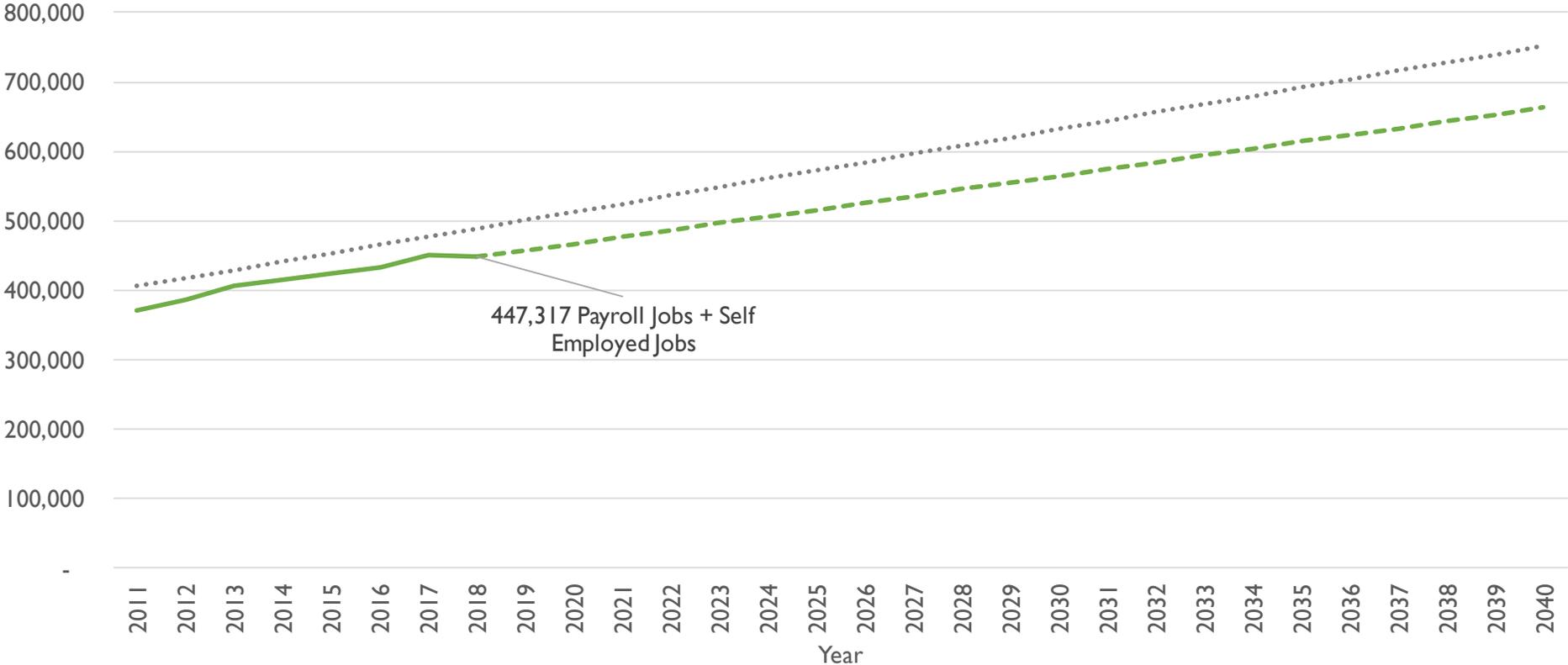
## FY 2011-12 to 2018-19: Building Permits Issued for New Residential Units



# Employment Center/Fiscally Strong City

Planned Job Growth and Actual Job Growth

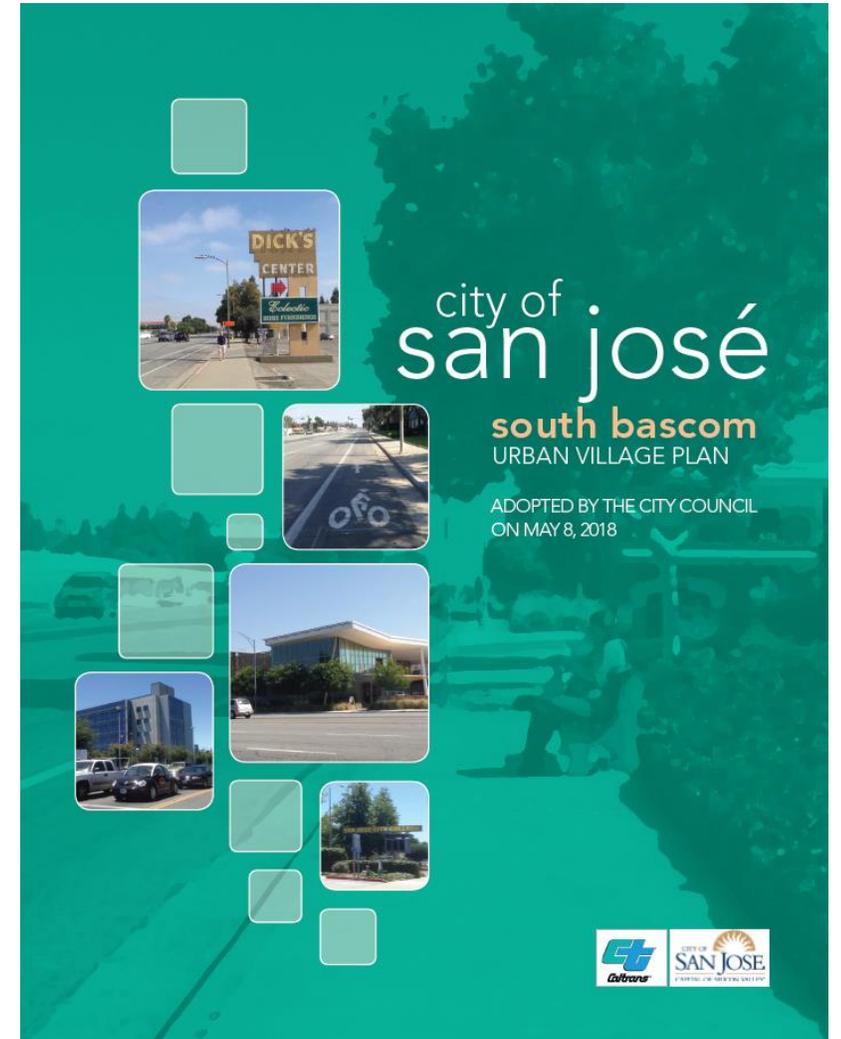
Existing Jobs    Planned Jobs Growth    Projected Growth



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

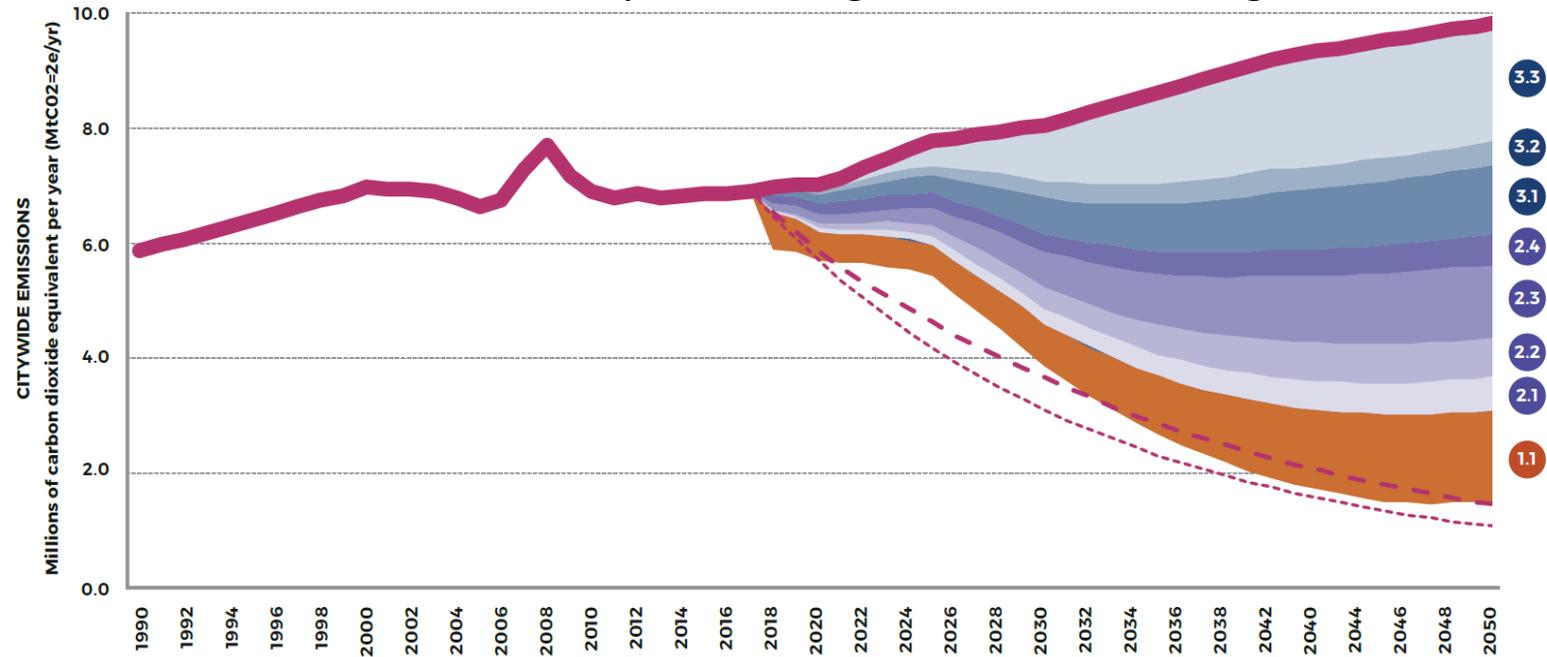
- **Climate Smart San José**

- 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

San Jose Pathway to Meeting the Paris Climate Agreement



- Baseline
  - Paris-compliant 2°C pathway
  - California AB32 (EO-S-3-05 and EO-B-30-15)
- |                                                                                               |                                                                                                                                                                              |                                                                                                                                                                               |                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>1.1 Transition to a renewable energy future</li> </ul> | <ul style="list-style-type: none"> <li>2.1 Densify our city to accommodate our future neighbors</li> <li>2.2 Provide affordable, efficient homes for our families</li> </ul> | <ul style="list-style-type: none"> <li>2.3 Create clean, personalized mobility choices</li> <li>2.4 Provide high-quality, accessible public transit infrastructure</li> </ul> | <ul style="list-style-type: none"> <li>3.1 Create local jobs in our city to reduce VMT</li> <li>3.2 Improve our commercial building stock</li> <li>3.3 Make commercial goods movement clean and efficient</li> </ul> |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# 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



Image Source: San Jose Downtown Association



Image Source: [www.sanjoseculture.org](http://www.sanjoseculture.org)

# 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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