

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 2019 General Plan Amendment Cycle (Cycle 2)**

**File No. GPT19-005/GP19-011**

**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 November 6, 2019, 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. GPT19-005/GP19-011 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 17, 2019, 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 17, 2019 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. GPT19-005/GP19-011 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:

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SAM LICCARDO  
Mayor

ATTEST:

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TONI J. TABER, CMC  
City Clerk

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

## **EXHIBIT “A”**

**File No. GPT19-005/GP19-011.** Various amendments of the General Plan text as follows:

1. Chapter 4, entitled “Quality of Life,” “Housing” section, Action H-2.13 is hereby amended to read as follows:

**“H-2.13** Update the City’s ~~dispersion~~ Affordable Housing Siting Policy: 1) to align the location of future affordable housing developments with planned future Growth Areas identified in the Envision General Plan; 2) to be consistent with the City’s inclusionary housing ordinance; 3) to maximize the access of transit, retail, services, and amenities to affordable housing developments; and 4) to reemphasize the support for integration and complete communities.

2. Chapter 5, entitled “Interconnected City,” “Land Use Designations” section, “Public/Quasi-Public” designation is hereby amended to read as follows:

“Public/Quasi-Public  
Density: N/A

This category is used to designate public land uses, including schools, colleges, corporation yards, homeless shelters, supportive housing for the homeless, libraries, fire stations, water treatment facilities, convention centers and auditoriums, museums, governmental offices and airports. Joint development projects which include public and private participation - such as a jointly administered public/private research institute or an integrated convention center/hotel/restaurant complex - are allowed. This category is also used to designate lands used by some private entities, including private schools, daycare centers, hospitals, public utilities, and the facilities of any organization involved in the provision of public services such as gas, water, electricity, and telecommunications facilities that are consistent in character with established public land uses. Private community gathering facilities, including those used for religious assembly or other comparable assembly activity, are also appropriate on lands with this designation. The appropriate intensity of development can vary considerably depending on potential impacts on surrounding uses and the particular Public/Quasi-Public use developed on the site.

One of the larger areas within the City designated as Public/Quasi-Public is the City-owned buffer lands surrounding the Regional Wastewater Facility. Due to

planned changes to the Facility’s operations, it is anticipated that the current extensive buffer land area will not be needed in the future. The City is currently in the process of preparing a Master Plan for reuse of these buffer lands for a variety of new uses, including additional employment capacity. Accordingly, the Envision General Plan includes job growth capacity for the buffer land area to support future expansion of employment uses. Upon completion of the Facility Master Plan, the City may amend the Envision General Plan Land Use / Transportation Diagram and Plan policies to incorporate the outcome of the Facility Master Plan process.”

3. Chapter 7, entitled “Implementation,” “Implementation” section, Policy IP-2.9 is hereby amended to read as follows:

**“IP-2.9** Focus new residential development into specified Growth Areas to foster the cohesive transformation of these areas into complete Urban Villages. Allow immediate development of all residential capacity planned for the Growth Areas included in the current Plan Horizons.”

Plan Horizon	Growth Area
“Base” Capacity for new housing development not regulated by Plan Horizons	<ul style="list-style-type: none"> <li>• Downtown</li> <li>• Specific Plan Areas</li> <li>• North San José Area Development Policy</li> <li>• Vacant / Underutilized Lands</li> <li>• Residential Neighborhoods</li> <li>• Existing Entitlements</li> </ul>
Horizon 1 Residential Growth Areas	<ul style="list-style-type: none"> <li>• Downtown Urban Village Corridors (East Santa Clara Street, Alum Rock Avenue, West San Carlos Street, and The Alameda), and Berryessa BART Urban Village, <u>North 1<sup>st</sup> Street, Race Street Light Rail, Southwest Expressway, Alum Rock Avenue (East of 680), Stevens Creek Boulevard, Santana Row/Valley Fair, Winchester Boulevard, and South Bascom Avenue (North)</u></li> </ul>
Horizon 2 Residential Growth Areas	<ul style="list-style-type: none"> <li>• Five Wounds BART and Local Transit (Existing) Urban Villages</li> </ul>
Horizon 3 Residential Growth Areas	<ul style="list-style-type: none"> <li>• Local Transit (Planned), Commercial Corridors and Centers, and Neighborhood Urban Villages</li> </ul>

4. Chapter 7, entitled “Implementation,” “Implementation” section, Policy IP-2.11 is hereby amended to read as follows:

**“IP-2.11** Provide a “Pool” of residential unit capacity which may be allocated to allow entitlement of residential projects within Urban Village Areas not included within the current Plan Horizon, and for Signature Projects as defined in Policy IP-5.10, that are part of the current Plan Horizon or in a future Horizon. This Pool is initially established as 5,000 units, and may be replenished as part of a General Plan Major Review. The 5,000-unit Pool is not additional capacity to the General Plan’s planned housing yield, but instead is drawn from the respective Urban Village’s planned housing yield when utilized. Projects receiving allocation must conform to the Land Use / Transportation Diagram and advance the goals and policies of the respective Urban Village Plan. Preparation of an Urban Village Plan for the subject Urban Village is necessary prior to allocation of these units unless the project qualifies as a Signature Project in a future Horizon Urban Village.”

5. 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:

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								
	Gross Acres	CAPACITY		TRACKING				
		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	36,726 <del>36,287</del>	31,811 <del>34,699</del>	18,098	10,370	23,546
<b>Downtown</b>								
Downtown (including Diridon Station Area Urban Village) (v)	943	58,659	15,160	10,035 <del>8,987</del>	5,125 <del>6,173</del>			
Downtown Sub-Total		58,659	15,160	10,035 <del>8,987</del>	5,125 <del>6,173</del>			
<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	35,000	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>216,881</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	1,755 3,884	3,059 930			
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>4,862</b> <b>6,994</b>	<b>3,293</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	61		1,379 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	376 488		1,554 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>1,649</b> <b>1,400</b>	<b>6,093</b>	<b>17,004</b> <b>17,253</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	650				650	
CR28 - E. Santa Clara Street								
A (West of 17th Street)	64	795	850	86	764			
B (Roosevelt Park)	51	605	650	80	570 650			
CR29 - Alum Rock Avenue								
A (Little Portugal)	18	100	310		310			
B (Alum Rock)	72	870	1,010	187 93	823 947			
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	395 343	850 932			
CR32 - Stevens Creek Boulevard	269	4,500	3,860	508 8	3,352 3,852			-
<b>Local Transit Villages (Planned BRT/LRT) Sub-Total</b>		<b>10,300</b>	<b>10,400</b>	<b>1,506 750</b>	<b>7,844 8,600</b>			<b>1,050</b>
<b>Commercial Corridor &amp; Center Urban Villages</b>								
C34 - Tully Rd / S. King Rd	102	900	650				650	
C35 - Santana Row/Valley Fair and Vicinity (v)	185	8,500	2,635	773 725	1,862 1,910			-
C36 - Paseo de Saratoga and Vicinity	174	1,500	1,632				1,632	
C37 - Santa Teresa Bl / Bernal Rd	75	850	419				419	
C38 - Winchester Boulevard	300	2,000	2,200	441	1,759			-
C39 - S. Bascom Avenue (North)	215	1,000	1,560	165	1,395 1,560			-
C40 - S. Bascom Avenue (South) (v)	117	500	563	74			489	
C41 - Saratoga Avenue (v)	159	1,500	725	391 89			334 636	
C43 - S. De Anza Boulevard (v)	84	2,140	598	45			553	
C44 - Camden / Hillsdale Avenue	108	2,000	560				560	
<b>Commercial Corridor &amp; Center Villages Sub-Total</b>		<b>20,890</b>	<b>11,542</b>	<b>1,889 4,374</b>	<b>5,016 6,229</b>			<b>4,637 4,939</b>
<b>Neighborhood Villages</b>								
V47 - Landess Av / Morrill Av	16	100	216				216	
V48 - Piedmont Rd / Sierra Rd	11	100	120				120	
V49 - McKee Rd / Toyon Av	25	100	144				144	
V50 - McKee Rd / White Rd (v)	19	100	134	7			127	
V52 - E. Capitol Expy / Foxdale Dr	14	100	170				170	
V53 - Quimby Rd / S. White Rd	19	100	180				180	
V54 - Aborn Rd / San Felipe Rd	37	100	248				248	
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	96				96	
V59 - Santa Teresa Bl / Cottle Rd (v)	48	500	250				250	
V60 - Santa Teresa Bl / Snell Av	11	100	112				112	
V61 - Bollinger Rd / Miller Av	13	100	128				128	
V62 - Bollinger Rd / Lawrence Expy	11	100	56				56	
V63 - Hamilton Av / Meridian Av	53	500	461				461	
V64 - Almaden Expy / Hillsdale Av	49	400	296				296	
V65 - Foxworthy Av / Meridian Av	16	100	200	55			145	
V67 - Branham Ln / Meridian Av	18	100	248				248	

V68 - Camden Av / Branham Ln	21	200	360				360	
V69 - Kooser Rd / Meridian Av	34	200	280				280	
V70 - Camden Av / Kooser Rd (v)	49	100	498				498	
V71 - Meridian Av / Redmond Av	10	100	96				96	
<b>Neighborhood Villages Sub-Total</b>		<b>3,400</b>	<b>4,895</b>		<b>129</b>	<b>385</b>	<b>4,381</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).

6. Chapter 5, entitled "Interconnected City," "Transportation Network Designations" section, Land Use and Transportation Diagram is hereby amended to designate 7000 Silver Creek Road, APN 680-05-003, with an Open Hillside land use designation.

### Former Land Use Designation



### Revised Land Use Designation



Council District: Citywide.