



# Memorandum

**TO:** PLANNING COMMISSION

**FROM:** Rosalynn Hughey

**SUBJECT:** File No. GPT19-005/GP19-009

**DATE:** November 6, 2019

**COUNCIL DISTRICT:** Citywide

<b>Type of Permit</b>	City-Initiated General Plan Text Amendment
<b>Project Planner</b>	Jessica Setiawan
<b>CEQA Clearance</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.

## RECOMMENDATION

Staff recommends that the Planning Commission:

1. Consider 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 Jose General Plan Final Program Environmental Impact Report (Resolution No. 77617), and Addenda thereto in conformance with CEQA; and
2. Adopt a resolution (Attachment D) approving the General Plan Text Amendment to make minor modifications and clarifying revisions to the Envision San José 2040 General Plan.

## PROJECT BACKGROUND

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. Public/Quasi-Public Land Use Designation (Text Reference: Envision San José 2040 General Plan, Chapter 5 (“Interconnected City”), “Land Use Designations” section, page 12)  
The Public/Quasi-Public land use designation currently allows public land uses such as schools, colleges, corporation yards, and homeless shelters among other uses. Staff proposes a clarification that the land use designation allows supportive housing for the homeless.
2. Growth Area Policy IP-2.9 (Text Reference: Envision San José 2040 General Plan, Chapter 7 (“Implementation”), “Implementation” section, page 9)

Policy IP-2.9 specifies the Plan Horizons of the Growth Areas across the city. Staff proposes to update this policy to reflect Horizon shifts of the specified urban villages associated with GPT18-007, approved by City Council on December 18, 2018.

3. Affordable Housing Dispersion Policy (Text Reference: Envision San José 2040 General Plan, Chapter 4 (“Quality of Life”), “Housing” section, page 32)

Action H-2.13 refers to the policy of siting affordable housing as a “Dispersion Policy”. Staff proposes to change the reference to “Siting Policy” for a more accurate description and to align with current terminology of related policy work.

4. General Plan Phasing / Planning Horizons / Major Review Policy IP-2.11 (Text Reference: Envision San José 2040 General Plan, Chapter 7 (“Implementation”), “Implementation” section, page 9)

Policy IP-2.11 establishes a “Pool” of residential unit capacity that may be used for entitlement of residential projects within urban villages that have approved plans but are not within the current plan horizon. The proposed update to Policy IP-2.11 will clarify that Signature Projects are also subject to the residential unit pool as stated in the Signature Project Policy (IP-5.10).

5. Capacity Shifts and Residential Entitlements in Growth Areas (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 residential entitlements approved in Fiscal Year 2018-19 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.

6. Land Use Designation Change for 7000 Silver Creek Road

The proposed amendment would modify the General Plan Land Use/Transportation Diagram to address a mapping error for 7000 Silver Creek Road, which was mistakenly designated Light Industrial. Staff proposes a correction of the land use designation to Open Hillside.

## ANALYSIS

The proposed General Plan Text Amendment application is analyzed with respect to conformance with:

1. Envision San José 2040 General Plan
2. California Environmental Quality Act (CEQA)

### Envision San José 2040 General Plan Conformance

1. Public/Quasi-Public Land Use Designation

The Public/Quasi-Public land use designation currently allows a variety of public uses throughout the city, including schools, colleges, corporation yards, homeless shelters, libraries, fire stations, water treatment facilities, convention centers and auditoriums, museums, governmental offices and airports. With the current state of homelessness in San José, public/quasi-public lands are being used for supportive housing for the homeless. An example of this is a 162-unit supportive housing project approved at 2500 Senter Road (CP15-078). The current land use designation allows the use of homeless shelters on these lands but does not clearly state other supportive housing formats. The proposed amendment to the Public/Quasi-Public land use designations is to include “supportive housing for the homeless” in the General Plan text for clarification.

## 2. Growth Area Policy IP-2.9

On December 18, 2018 the City Council approved a proposed General Plan Text Amendment to Appendix 5, GPT18-007, to move the following eight Urban Villages from Horizons 2 and 3 into Horizon 1 as directed by the Housing Crisis Workplan:

- a. North 1st Street (Horizon 2);
- b. Race Street Light Rail (Horizon 2);
- c. Southwest Expressway (Horizon 2);
- d. Alum Rock Avenue (East of 680) (Horizon 3);
- e. Stevens Creek Boulevard (Horizon 3);
- f. Santana Row/Valley Fair (Horizon 3);
- g. Winchester Boulevard (Horizon 3); and
- h. South Bascom Avenue (North) (Horizon 3).

Policy IP-2.9 summarizes the Growth Areas by Plan Horizons in a table which shall be updated to reflect the Appendix 5 Horizon changes made as part of GPT18-007.

## 3. Affordable Housing Dispersion Policy

Action H-2.13 uses the term “dispersion policy” regarding the placement of affordable housing throughout the City of San José. The term “dispersion policy” is proposed to be revised to reflect the policy more accurately and align with the Housing Department’s work on development of the City’s Affordable Housing Siting Policy. Whereas “dispersion” refers to the action of distributing things over an area, the term “siting” accurately reflects the policy’s intent of finding appropriate locations for affordable housing. The proposed amendment to Action H-2.13 is to change the term “dispersion policy” to “siting policy” in the text.

## 4. Residential Pool Policy

The proposed update to the Residential Pool policy will consolidate information about how the residential pool can be used into one policy. Currently two separate policies lay out how the residential pool can be used. Policy IP-2.11 states that the residential pool may be used for entitlement of residential projects within urban villages that have approved plans but are not within the current plan horizon; and Policy IP-5.10 states that all Signature Projects are also subject to the residential pool capacity. The proposed update to Policy IP-2.11 will clarify that the “pool” is used for residential projects in urban villages with approved plans that are not in the current plan horizon, and for Signature Projects.

## 5. Capacity Shifts and Residential Entitlements in Growth Areas

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 2018-2019 and since adoption of the Envision San José 2040 General Plan. The changes are driven by residential entitlements, including an adjustment for an expired entitlement for Berryessa BART Urban Village.

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.

6. Land Use Designation Change for 7000 Silver Creek Road

7000 Silver Creek Road, APN 680-05-003, was mistakenly designated as Light Industrial on the Envision San José 2040 General Plan Land Use/Transportation Diagram. The property is currently developed with a single family residential home and horse stables, surrounded by Rural Residential designated lands to the northeast, Open Hillside lands to the south, and Open Space, Parklands and Habitat to the northwest. Additionally, the 2020 General Plan designated this parcel with a Non-Urban Hillside land use designation. Per Appendix 4 of the General Plan, lands with the Non-Urban Hillside land use designation in the 2020 General Plan would be designated as Open Hillside in the 2040 General Plan. The proposed land use designation change from Light Industrial to Open Hillside will address this mapping error.




**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 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 posted 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:** Jessica Setiawan

**Approved by:**  Deputy Director for Rosalynn Hughey, Planning Director

**ATTACHMENTS:**

Exhibit A: Strikethrough/Underline of General Plan Text Amendment Changes

Exhibit B: Strikethrough/Underline of Appendix 5 Changes

Exhibit C: Residential Entitlements Approved in Growth Areas from 7/1/18 to 6/30/19

Exhibit D: Draft Resolution

ATTACHMENT A  
STRIKETHROUGH/UNDERLINE OF GENERAL PLAN TEXT AMENDMENT CHANGES

1. PUBLIC/QUASI-PUBLIC LAND USE DESIGNATION

**Chapter 5, “Land Use Designations” section, page 12:**

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.

2. GROWTH AREA POLICY IP-2.9

**Chapter 7, “Implementation” section, page 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	<ul style="list-style-type: none"><li>• Downtown</li><li>• Specific Plan Areas</li><li>• North San José Area Development Policy</li></ul>

regulated by Plan Horizons	<ul style="list-style-type: none"> <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), <del>and</del> 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>

### 3. REFERENCE TO AFFORDABLE HOUSING DISPERSION POLICY (ACTION H-2.13)

#### **Chapter 4, “Housing” section, page 32, Action H-2.13**

**H-2.13:** Update the City’s ~~dispersion~~ Affordable Housing Siting pP 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.

### 4. GENERAL PLAN PHASING/PLANNING HORIZONS/MAJOR REVIEW POLICY (RESIDENTIAL POOL POLICY)

#### **Chapter 7, “Implementation” section, page 9, Policy IP-2.11**

**IP-2.11:** Provide a “Pool” of residential unit capacity which may be allocated to allow entitlement of residential projects within Urban Village ~~A~~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.

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	120,000		36,726 36,287	31,811 34,699	18,098	10,370	23,546	
Downtown										
Downtown (including Diridon Station Area Urban Village) (v)	943	58,659	15,160		10,035 8,987	5,125 6,473				
Downtown Sub-Total		58,659	15,160		10,035 8,987	5,125 6,473				
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	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							
Employment Land Sub-Total		216,881	33,420		9,874				23,546	
Regional Transit Urban Villages										
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					
Regional Transit Villages Sub-Total		27,760	9,000		4,862 6,994	3,293 4,464	845			
Local Transit Urban Villages (Existing LRT)										
VR8 - Curtner Light Rail / Caltrain (v)	69	500	1,440		61	1,379 4,440				
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 4,742				
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		1,649 4,400	6,093	17,004 47,263			
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	650					650		
CR28 - E. Santa Clara Street										
A (West of 17th Street)	64	795	850		86	764				
B (Roosevelt Park)	51	605	650		80	570 660				
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				
Local Transit Villages (Planned BRT/LRT) Sub-Total		10,300	10,400		1,506 760	7,844 8,600		1,050		
Commercial Corridor & Center Urban Villages										
C34 - Tully Rd / S. King Rd	102	900	650					650		
C35 - Santana Row/Valley Fair and Vicinity (v)	185	8,500	2,635		773 726	1,862 4,940				
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 4,660				
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		
Commercial Corridor & Center Villages Sub-Total		20,890	11,542		1,889 4,374	5,016 6,229		4,637 4,939		
Neighborhood Villages										
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:									
<b>DU = Dwelling Units (Occupied and Vacant)</b>									
<b>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.</b>									
<b>Base - Existing entitled residential units (Citywide) plus the capacity for new residential units planned within Specific Plan areas.</b>									
<b>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).</b>									

**Attachment C - Residential Entitlements Approved in Growth Areas (July 1, 2018 - June 30, 2019)**

Growth Area	File No.	File Description	Final Date	Units
Downtown	HA14-009-02	Site Development Permit Amendment to allow one 19-story high rise tower with 154 units, one 12-story high rise tower with 62 units, 5 townhouses, up to 18,000 square feet of commercial, and rehabilitation of a vacant church through Historic Preservation Permit with all amenities and below grade parking and Saturday construction hours from 8:00 a.m. to 5:00 p.m. and up to six occurrences of 24-hour construction staging and concrete pouring on a 1.52 gross acre site	November 14, 2018	67
	H18-057	Site Development Permit to allow construction of an eight story affordable housing structure with approximately 87 units and an alternative parking arrangement (i.e. carlifts), to allow three concessions and two waivers (Balbach and Almaden building setbacks, building height, and open space), to utilize Transportation Demand Management (TDM) measures to reduce the parking requirements by 55%, on an approximately 0.38 gross acre site	January 30, 2019	87
	SP18-016	Special Use Permit to allow the demolition of an existing commercial building and the construction of a 22-story, 242 foot-tall mixed-use building consisting of 374 residential units and approximately 35,712 square feet of retail space, with an alternative parking arrangement (parking stackers) and reduce parking on a 0.57-gross acre site in the DC Downtown Core Zoning District.	May 15, 2019	374
	SPA17-023-01	Special Use Permit Amendment to revise the approved 302 standard residential units to 803 co-living units to a maximum height of 196.5 feet; reduce the ground floor commercial space to approximately 3,800 square feet; reduce the number of underground parking levels to three; and revise the approved architectural design with reduced parking on a 0.77-gross acre site. Due to the unique nature and size of co-living units, 803 co-living units is estimated to equal 573 typical residential units per the project Initial Study.	May 29, 2019	271*
DSAP (outside Downtown)	PD17-029	Planned Development Permit to Demolition (5) existing buildings, Remove (6) ordinance-sized trees and construct a new seven-story, 249-unit residential building with 26,585 square feet of ground floor commercial space on a 1.22-gross acre site	Oct 23, 2018	249
Alum Rock	CP17-052	Conditional Use Permit to allow a mixed-use project of a 39,000 square foot charter junior high school and 94 affordable, multi-family residential units with a State Density Bonus request (Concessions: reduction of residential recreation space requirements, increase in building height setbacks, and reduction in the required first floor height; Waiver of the motorcycle parking standards; and the use of a 0.5 space per unit parking ratio), on a 1.49-gross acre site.	Mar 27, 2019	94
Curtner Light Rail/Caltrain	PD18-007	Planned Development Permit to allow 61 residential Permanent Supportive Housing and Affordable Housing units in eight (8) manufactures homes with 6 or 8 private units, community room/office space, community garden, and public library on a 5.93-gross acre site.	Jan 8, 2019	61
N. Capitol Av/Mckee Rd	PD19-010	Planned Development Permit to effectuate a Conforming Planned Development Zoning District of an approved development for 188 residential units, a minimum of 108,000 square feet of commercial space, and an approximately 43,583 square feet publically accessible park on an approximately 10.6-gross acre site.	Jun 11, 2019	188
Roosevelt Park	SP17-027	Special Use Permit to allow the construction of an eight-story affordable housing development with 80 dwelling units, 10,417 square feet of commercial uses, and a density bonus to allow three concessions (rear setback, common open space reduction, and parking reduction) on an approximately 0.47-gross acre site.	Feb 06, 2019	80
Saratoga Ave	PD17-027	Planned Development Permit (File NO. PDC17-027) to allow the demolition of existing parking garages, sports courts, pool, and amenity building, removal of up to 133 ordinance size tree, and allow the construction of a mixed-used development including up to 302 residential units and 17,800 square feet of retail/commercial space and extended construction hours on an approximately 20.08-gross acre site.	Jun 11, 2019	302
S. Bascom Av (North)	CP17-046	Conditional Use Permit to allow the construction of a 6-story, 165-unit residential care facility with 5,079 square feet of ground floor commercial space and the removal of three trees on a 1.43 gross acre site	Sep 12, 2018	165
Stevens Creek Blvd	PD17-014	Planned Development Permit to allow the demolition of five existing buildings totaling approximately 105,980 square feet, the removal of 68 ordinance sized trees and to construct a 6-story approximately 233,000 square foot office building, a 6-story parking garage, a 8-story mixed use building containing approximately 10,000 square feet of ground floor commercial and up to 289 residential units, and a 8-story residential building containing approximately 205 market rate residential units and approximately 88 affordable residential units (total of up to 293 residential units) on a 10.0 gross acre site	Feb 26, 2019	500
Santa Row/Valley Fair and Vicinity	PD18-037	Planned Development Permit to allow a mixed-use project with up to 48 residential units and approximately 18,495 square feet of commercial office space and 15 commercial condominiums on an approximately 0.47-gross acre site.	Apr 09, 2019	48
W. San Carlos Street	SP17-037	Special Use Permit to allow the demolition of three single-family residences and the construction of a six-story multifamily building with 82 affordable housing studio apartments (Single Room Occupancy living facility) ; alternative parking arrangements with a combination of parking lifts and typical garage spaces; and the removal of 23 trees on a 0.7-gross acre site.	Dec 05, 2018	82

\*SP17-023 was originally approved as 302 residential units in November 2017 and 302 units were subtracted from the Downtown capacity in GPT18-003. For GPT19-005, 271 units

are subtracted to make up the difference with the project change.

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/GP19-009**

**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/GP19-009 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/GP19-009 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

## **EXHIBIT “A”**

**File No. GPT19-005/GP19-009.** 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), <del>and</del> 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								
		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	36,726 <del>36,287</del>	31,811 <del>31,699</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 6,991</b>	<b>3,293 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	376 188	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 1,400</b>	<b>6,093</b>	<b>17,004 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	823 917		
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	395 313	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 4,940		-
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 4,560		-
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 5,229</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.

DRAFT

The following  
items were  
received after  
packets were  
distributed.

**From:** Setiawan, Jessica

**Sent:** Wednesday, November 6, 2019 2:02 PM

**To:** Planning Commission 7 <[PlanningCom7@sanjoseca.gov](mailto:PlanningCom7@sanjoseca.gov)>

**Cc:** 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 1 <[PlanningCom1@sanjoseca.gov](mailto:PlanningCom1@sanjoseca.gov)>; Brilliot, Michael <[Michael.Brilliot@sanjoseca.gov](mailto:Michael.Brilliot@sanjoseca.gov)>; Hart, Jared <[Jared.Hart@sanjoseca.gov](mailto:Jared.Hart@sanjoseca.gov)>; Pham, Kieulan <[kieulan.pham@sanjoseca.gov](mailto:kieulan.pham@sanjoseca.gov)>

**Subject:** RE: GPT19-005, GPT19-009

Good afternoon Commissioner Yesney,

No, there was no additional substantial analysis done on this text change based on last year's approval of the horizon shifts. Shifting the Urban Villages would not change the build out horizon year for those Villages and would result in minimal additional development in the near term, particularly since Urban Village Plans for four of the eight Villages would need to be prepared and adopted before mixed-use residential development could proceed (with the exception of Signature Projects). No employment or residential growth capacity was shifted associated with the Urban Village horizon changes, so transportation modeling for 2040 impacts was not included with this text amendment. Additionally, we are undergoing the 2019 General Plan 4-Year Review cycle and will analyze any whole sale changes to Urban Village horizons and capacities during this process.

Jessica Setiawan, AICP

Planner, General Plan/Data Analytics

City of San José | Planning, Building, & Code Enforcement  
200 E Santa Clara Street, 3rd Floor Tower  
(408) 535-7804

**From:** Planning Commission 7

**Sent:** Wednesday, November 6, 2019 12:15 PM

**To:** Setiawan, Jessica <[jessica.setiawan@sanjoseca.gov](mailto:jessica.setiawan@sanjoseca.gov)>

**Cc:** 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 1 <[PlanningCom1@sanjoseca.gov](mailto:PlanningCom1@sanjoseca.gov)>; Brilliot, Michael <[Michael.Brilliot@sanjoseca.gov](mailto:Michael.Brilliot@sanjoseca.gov)>; Hart, Jared <[Jared.Hart@sanjoseca.gov](mailto:Jared.Hart@sanjoseca.gov)>; Pham, Kieulan <[kieulan.pham@sanjoseca.gov](mailto:kieulan.pham@sanjoseca.gov)>

**Subject:** Re: GPT19-005, GPT19-009

Jessica - Thank you for your response.

However, just saying that something is covered by an EIR is not really very helpful. Yes, the total impact of buildout of the GP by 2040 would be the same, ultimately. The purpose of the horizons and phasing in the General Plan was the **phasing** - development activities were spread out over an extended period of time. That is how the analysis was done for the EIR for the General Plan.

I am asking to what extent the City evaluated the anticipated changes in environmental impacts that would occur if all 8 of those urban villages are built out in the first horizon. Was additional transportation modeling done of this scenario? Were policies introduced to avoid or ameliorate the impacts? Was there any analysis or explanation prepared that addresses the changed impacts?

Michelle Yesney

Planning Commissioner

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**From:** Setiawan, Jessica <[jessica.setiawan@sanjoseca.gov](mailto:jessica.setiawan@sanjoseca.gov)>

**Sent:** Tuesday, November 5, 2019 5:39 PM

**To:** Planning Commission 7 <[PlanningCom7@sanjoseca.gov](mailto:PlanningCom7@sanjoseca.gov)>

**Cc:** 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 1 <[PlanningCom1@sanjoseca.gov](mailto:PlanningCom1@sanjoseca.gov)>; Brilliot, Michael <[Michael.Brilliot@sanjoseca.gov](mailto:Michael.Brilliot@sanjoseca.gov)>; Hart, Jared <[Jared.Hart@sanjoseca.gov](mailto:Jared.Hart@sanjoseca.gov)>; Pham, Kieulan <[kieulan.pham@sanjoseca.gov](mailto:kieulan.pham@sanjoseca.gov)>

**Subject:** RE: GPT19-005, GPT19-009

Good evening Commissioner Yesney,

A Determination of Consistency was done for the 2018 Horizon shift for eight Urban Villages. Shifting Horizons would not impact the total buildout/capacity analysis expected for 2040 and would fall under the umbrella of the existing General Plan EIR. The GPT18-007 PC to CC memo includes this text under the CEQA analysis:

"A Determination of Consistency with the Envision San José 2040 General Plan Final Program Environmental Impact Report (FEIR), for which findings were adopted by City Council through Resolution No. 76041 on November 1, 2011, and Supplemental EIR Resolution No. 77617, adopted by City Council on December 15, 2015, and Addenda thereto. Pursuant to Section 15168 of the CEQA Guidelines, the City of San José has determined that this activity is within the scope of the earlier approved programs and the Final Program EIRs adequately describe the activity for purposes of CEQA. The project does not involve new significant effects beyond those analyzed in the Final Program EIRs."

I've attached the memorandum and resolution from that December 18, 2018 meeting.

Please let us know if you have any additional questions.

Best regards,  
Jessica Setiawan

Jessica Setiawan, AICP  
Planner, General Plan/Data Analytics

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**Subject:** GPT19-005, GPT19-009

Mike - The staff report for these GP amendments mentions sort of casually (on page 3) that the City Council in 2018 moved eight of the Urban Villages from their previously assigned horizons into Horizon 1. I am very apologetic that I apparently overlooked that amendment and, therefore, failed to take note of what CEQA review was done for this substantial change in the development assumptions reflect in the GP FPEIR. I realize that several of them appear to have already been approved, but I'm still interested in how the cumulative effects of this change was accounted for.

If you could send me a link to the CEQA analysis, I would appreciate it.

Thanks,

Michelle Yesney

Planning Commissioner