

# City of San José, California

## CITY COUNCIL POLICY

TITLE  DEVELOPMENT POLICY	PAGE 1 of 2	POLICY NUMBER 6-2
	EFFECTIVE DATE 4/29/1971	REVISED DATE

APPROVED BY

### BACKGROUND

The Joint City Council Planning Committee unanimously adopted the Urban Development Goals of the City of San Jose on October 30, 1969.

The City Council adopted this policy, as outlined in the City Manager's Report dated October 14, 1970, in the Council meeting of October 19, 1970. In addition, the City Council adopted and expanded the urban transition policy set forth herein on April 29, 1971.

The Urban Development policy areas are divided into three classifications:

1. **Urban.** This area on the map is composed of all the existing urbanized areas within the City of San Jose and within the County of Santa Clara, within our area of influence as well as those areas that are vacant and are ready for urbanization. They generally may be served by utilities or public facilities now existing or within the Five-Year Capital Improvement Program or the future bond issue.
2. **Urban Transition.** Areas of urban transition are those lands adjacent to urban areas which are neither programmed for public facilities nor utility extensions. These lands are a combination of areas both on the valley floor and in the hills. These are areas generally not annexed to the City and have not been urbanized.
3. **Urban Reserve.** These are generally areas in the hills and not readily accessible to utility extensions or where development of community facilities is not programmed. Extensive highway systems may also be required and are also not programmed to serve these areas properly. These are areas which include lands which may be in the City or may be in the County and in our area of influence. These areas are generally open in nature and contain no urban development. These areas shown in the urban reserve are not required for urbanization in the next 15 year period.

### POLICY

In order to insure that the City's future growth will proceed in an orderly planned manner to achieve a balanced composition of industrial, commercial, residential and public uses preserving and advancing the quality of the existing environment the following policy is established:

1. Areas identified as Urban on the Urban Development Map either in the City or in the County, and within the existing utility systems, shall be encouraged for immediate development.

Individual areas shall be reviewed as to their ability to be served by the existing or proposed public facility systems (Five-Year Capital Program and proposed bond issue). All County areas should be pre-zoned as provided for under existing procedures of the City Council. The City Manager shall report to the Council on any special funding required to provide public facilities in these areas, at such time as specific development is proposed.

2. Those areas outside of existing utility systems identified as Urban Transition on the Development Map should be pre-zoned for agriculture as an interim measure.

Upon the filing of a specific development proposal in these areas, the City Manager shall review the proposal and submit a complete report to the Council assessing the economic and other community benefits of the proposal. Proposed funding of special costs to the developer and special costs to the City, if any, shall be included.

Where such a report shows that the costs of developing are higher than ordinary in the urban area, then the extra costs of sanitary sewers, storm sewers, and other utilities shall be borne by the developer. Where feasible, reimbursable contracts may be employed for the construction of municipal water facilities. However, this policy may vary, depending upon the economic and other benefits

TITLE	PAGE	POLICY NUMBER
DEVELOPMENT POLICY	2 of 2	6-2

derived by the City in the approval of the development.

Where the City has no facilities planned in the near future for parks and recreation, fire protection, libraries, or public works maintenance facilities, the developer may be required to participate in the additional costs of said facilities and to provide for these as well as other services. The amount he is required to contribute will vary with the type and size of the development he is proposing.

In those urban transition areas where the contemplated development is of a temporary nature, and does not conform to the long-range General Plan of the City, some services may not be provided. The extent of service provided will depend on the size and type of the development.

3. Areas indicated as Urban Reserve on the Development Map are to be considered non-urban areas. No development should be permitted.

Exceptions may be considered by report of City Manager to the Council if the development is considered to be of outstanding value to the existing or future urban community. These areas should not be considered for pre-zoning by the City.

4. Urban development shall be reviewed by the City Manager prior to the adoption of the Capital Program or operating budget for each fiscal year. Findings and recommendations will be forwarded to the City Council for annual review and adoption.
5. All committee and task force reports relative to development should generally be structured within the framework of this policy. Conversely, proposals and recommendations shall be evaluated for their significance to development in future reviews of this Development Policy. Similarly, all development will be evaluated on a continuing basis in order to assess its ecological implications. These findings also will be considered in future reviews of this Development Policy.