



To implement the Envision Task Force and community Draft Vision, Land Use Guidelines, Preferred Land Use Scenario and Growth Areas Strategy, staff recommends the following Land Use / Transportation Diagram designations for use in the General Plan Update.

Open Hillside

Density: up to 1 DU/20 AC*

SJ 2020 Designation(s): Non-Urban Hillside

This designation is only applied to areas which are located outside of the Urban Growth Boundary (UGB), and specifically to open space, habitat or sparsely populated areas. Within these areas, new development should be strictly limited in order to protect natural environments, minimize visibility of development, limit exposure to geologic hazards, and avoid increased public costs for services.

Hillside

Density: up to 1 DU/5 AC (Match existing land use pattern); FAR up to 0.35 (1 to 2.5 stories)

SJ 2020 Designation(s): Urban Hillside, Rural Residential

This designation is applied to properties at the edge of the developed city, just inside the Urban Growth Boundary and at the limit of the Urban Service Area. These properties are typically on the lower hillside which should be maintained largely as open space. Residential use is allowed at a very low intensity of no more than one dwelling unit per five acres. An open space character is prevalent in these areas which frequently may also serve as habitat. Development of properties within these areas generally has a high cost for the provision of public services as well as potential for exposure to geologic hazards and impacts to natural environments or aesthetic views. New residential development is limited to one dwelling unit per existing lot, with new subdivisions not to exceed one dwelling unit per five acres (1 DU/5 AC).

Agriculture

Density: (TBD)

SJ 2020 Designation(s): Agriculture

Sites in this designation are intended for a variety of agricultural uses, including grazing, dairying, raising of livestock, feedlots, orchards, row crops, nursery stock, flower growing, ancillary residential uses, ancillary commercial uses such as fruit stands, and the processing of agricultural products. Building intensity in this designation would be greatly limited.

Urban Reserve

Density: N/A (No urban/suburban development through 2040)

SJ 2020 Designation(s): Urban Reserve

The Urban Reserve designation identifies areas which may be appropriate for urban development and inclusion in the Urban Service area in the future when circumstances are appropriate. Due to the environmental and fiscal impacts associated with development in these areas, no urban or suburban development would occur here through the year 2040. In the South Almaden Valley Urban Reserve

*(DU/AC) = Dwelling Units per Acre
(FAR) = Floor Area Ratio

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(SAVUR), allowed land uses and standards in the Urban Reserve are those of the Hillside land use designation. In the Coyote Valley Urban Reserve (CVUR), allowed land uses in the Urban Reserve are those of the Agriculture land use designation west of Monterey Highway and those of the Hillside and Private Recreation land use designations between Monterey Highway and the Coyote Creek Park Chain, provided that such Private Recreation uses are rural in character, are developed under Planned Development zoning, and are compatible with both the Coyote Creek Park Chain and the image of the North Coyote Campus Industrial Area

Rural Residential

Density: up to 1 DU/AC (Match existing land use pattern); FAR up to 0.35 (1 to 2.5 stories)

SJ 2020 Designation(s): Estate Residential (1 DU/AC), Very Low Density Residential (2 DU/AC), and Very Low Density Residential (3 DU/AC)

This designation is applied to areas already largely developed for residential use with a low density or rural character. Any new infill development should be limited to densities that match the established density, lot size and shape, and character of surrounding properties. Properties with this designation that have existing zoning entitlements or traffic allocations in place may proceed with development of those entitlements, even if at a higher density than 1 DU/AC or existing land use pattern. New development in this designation may also be limited due to issues such as geologic conditions, grading limitations, or higher costs for provision of services.

Residential Neighborhood

Density: up to 8 DU/AC (Match existing neighborhood character); FAR up to 0.7 (1 to 2.5 stories)

SJ 2020 Designation(s): Low-Density Residential (5 DU/AC), Medium Low Density Residential (8 DU/AC), and Medium Density Residential (8-16 DU/AC)

This designation is applied broadly throughout the City to encompass most of the established, single-family residential neighborhoods, including both suburban and traditional areas. The intent is that these neighborhoods be preserved and that new development should be strictly limited to infill projects which conform to the prevailing existing neighborhood character as defined by density, lot size and shape, and neighborhood form and pattern. Existing development within this designation will typically have a density of approximately 8 DU/AC, but in some cases the designation may be applied to areas already developed at slightly higher or slightly lower densities. New infill development should be limited to a density of 8 DU/AC or the prevailing neighborhood density, whichever is lower. If 50% or more of the development on the same block (both sides of the street) is developed at a density greater than 8 DU/AC, new development can match the prevailing density, provided that: (1) other policies in this Plan are met, (2) appropriate design guidelines are met, and (3) development does not exceed 16 DU/AC. To reinforce the Update's Growth Area Strategy to direct intensified development to areas with better access to services and transit, some areas currently developed with a mix of single-family and duplex uses should be re-designated as Residential Neighborhood to discourage their further intensification.

Mixed Use Neighborhood

Density: up to 30 DU/AC; FAR 0.25 to 2.0 (1 to 3.5 stories)

SJ 2020 Designation(s): Medium High Density Residential (12-16, 12-25 DU/AC), Victorian Preservation/Mixed Use, Evergreen Village Center

This designation is intended to accommodate and be applied to areas with an established greater mix of residential densities and also to allow for the incorporation of discrete amounts of commercial or mixed-use development within a residential neighborhood setting. Because the established neighborhood density and character is more intense than that found in typical single-family detached

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neighborhoods, it is appropriate to allow for infill development that includes medium density residential uses and some opportunity for live/work, residential/commercial, or small stand-alone commercial uses. This designation may also be appropriate for areas in close proximity to urban amenities (such as transit stations), but that are not within a proposed Village area. The allowable density/intensity for mixed-use development will be determined using an allowable Floor Area Ratio (FAR) (0.25 to 2.0) rather than Dwelling Units per Acre (DU/AC) to better address the urban form and to potentially allow fewer units per acre if in combination with other uses such as commercial or office.

Urban Residential

Density: 30-55 DU/AC; FAR 1.0 to 4.0 (3 to 8 stories)

SJ 2020 Designation(s): High Density Residential (25-50 DU/AC, Various)

This designation allows for medium density residential development and a fairly broad range of commercial uses, including hospitals and private community gathering facilities, within identified Villages or in other areas within the City that have existing residential development built at this density. Any new residential development at this density should be in Growth Areas or, on a very limited basis, as infill development within areas with characteristics similar to the Village areas (generally developed at high-density and in proximity to transit, jobs, amenities and other services). This designation is also used to identify portions of Village areas where the density of new development should be limited to a medium intensity in order to provide for a gradual transition between surrounding low-density neighborhoods and other areas within the Village suitable for greater intensification. The allowable density/intensity for mixed-use development will be determined using an allowable FAR (1.0 to 4.0) to better address the urban form and potentially allow fewer units per acre if in combination with other uses such as commercial or office.

Transit Residential

Density: 50-250 DU/AC; FAR 2.0 to 12.0 (5 to 25 stories)

SJ 2020 Designation(s): Transit Corridor Residential (30+ DU/AC, Various)

This is the primary designation for new high-density, mixed-use residential development within Village areas. This designation also supports intensive commercial employment uses, such as office, hotels, hospitals and private community gathering facilities. Sites with this designation are located within planned Villages and adjacent to or in close proximity to transit, jobs, amenities, and services. Commercial uses should be included with new residential development in an amount consistent with achievement of the planned job growth and Village Plan for the relevant Village area. The allowable density/intensity for mixed-use development will be determined using an FAR 2.0 to 12.0 to better address the urban form and potentially allow fewer units per acre if in combination with other uses such as commercial or office.

Village Overlay

Density: N/A – meet underlying designation

SJ 2020 Designation(s): N/A

A primary strategy of the City's General Plan is to direct new housing growth to identified Village & Corridor Growth Areas that have the potential to develop into vibrant, walkable, mixed-use urban communities. Village areas designated with the Village Overlay include properties with a significant potential for intensification through redevelopment, and in most cases also have proximity to transit, existing services and other amenities that support their intensification. Each Village has a planned job and housing growth capacity, the distribution of which should be carefully defined through a Village Plan. The Village Overlay can also include single-family detached, historic structures, or other

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properties that are not intended to redevelop. The intent of including these areas in the Village Overlay is to ensure that the Village Plan for the area addresses potentially sensitive interfaces between more and less intensive uses. Properties with a Village Overlay have an underlying General Plan designation, and new development must conform with the underlying designation for the property. For Villages & Corridors that will experience housing growth in a later Plan Horizon, most underlying land use designations within Village Overlays are commercial, and limited housing growth is allowed only when explicitly consistent with goals and policies in this Plan. These areas are divided into several categories depending upon their location: BART/Caltrain, Light Rail (Existing), Light Rail (Planned), Light Rail Corridors (Planned BRT/LRT), Commercial Center, and Neighborhood Villages. Medical offices, as well as full-service hospitals, could be appropriate uses in areas with a Village Overlay.

Village

Density: Up to 250 DU/AC; FAR 2.0 to 12.0 (5 to 25 stories)

SJ 2020 Designation(s): various

The Village designation occurs only within Village Overlay areas. Properties with a Village designation have planned housing growth capacity available in the current Plan Horizon. Development within the Village designation should conform to an adopted Village Plan, which specifies how each Village will accommodate the planned housing and job growth capacity within the identified Village Growth Area. The Village designation does not have a minimum residential density range (DU/AC) in order to facilitate mixed-use projects that may include small amounts of residential in combination with significant amounts of non-residential square footage. Such mixed-use projects should be developed within the identified FAR range of 2.0 to 12.0.

Downtown

Density: Up to 350 DU/AC; FAR 3.0 to 15.0 (3 to 30 stories)

SJ 2020 Designation(s): Core Area

This designation includes office, retail, service, residential, and entertainment uses in the Downtown. Redevelopment should be at very high intensities, unless incompatibility with other major policies within the General Plan (such as Historic Preservation Policies) indicates otherwise. Residential projects should generally incorporate ground floor commercial uses. The designation does not have a minimum residential density range (DU/AC) in order to facilitate mixed-use projects that may include small amounts of residential in combination with significant amounts of non-residential use. Such mixed-use projects should be developed within the identified FAR range of 2.0 to 12.0. The broad range of uses allowed in Downtown could also facilitate medical office uses or full-service hospitals.

Regional Commercial

Density: FAR 0.25 to 12.0 (1 to 25 stories)

SJ 2020 Designation(s): Regional Commercial, General Commercial

These commercial areas attract customers from a regional area and play an important fiscal and economic role for the City. The designation supports a very wide range of commercial uses, which may develop at a wide range of densities. Auto dealerships, large shopping malls, and large or specialty commercial centers that draw customers from the greater regional area are appropriate in this designation along with office uses ranging in intensity up to a 12.0 FAR, hospital uses, and private community gathering facilities.

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Mixed Use Commercial

Density: Up to 50 DU/AC, FAR 0.5 to 3.0 (1 to 6 stories)

SJ 2020 Designation(s): Combined Commercial/Industrial with Live/Work Overlay, Combined Residential/Commercial, some Neighborhood/Community Commercial, some Transit Corridor Commercial, some General Commercial

This designation is intended to accommodate a mix of commercial and residential uses and is more commercially focused than the Mixed Use Neighborhood designation. Commercial uses are the primary use in this designation, and residential uses could be a secondary use. Generally development in this designation is of medium intensity. Appropriate commercial uses include neighborhood retail, mid-rise office, medium scale hospitals or other health care facilities, and medium scale private community gathering facilities. Low impact industrial uses are appropriate if they do not pose a hazard to nearby uses.

Neighborhood/Community Commercial

Density: FAR 0.25 to 2.0 (1 to 4 stories)

SJ 2020 Designation(s): Neighborhood/Community Commercial, Office, some Transit Corridor Commercial, some General Commercial

Commercial uses that serve the communities in neighboring areas, such as neighborhood serving retail and services, fall within this designation. Neighborhood / Community Commercial uses typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking, transit use and public interaction. Office uses, hospitals and private community gathering facilities are also allowed in this designation.

Combined Industrial/Commercial

Density: FAR 0.25 to 3.0 (1 to 6 stories)

SJ 2020 Designation(s): Combined Industrial/Commercial, Industrial Park/General Commercial, Industrial Park with Mixed Industrial Overlay, River Commercial

This category allows a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses, including hospitals and private community gathering facilities.

Transit Employment Center

Density: FAR 2.0 to 12.0 (4 to 25 stories)

SJ 2020 Designation(s): NSJ Industrial Core Area

This designation is reserved for intensive job growth and replaces the Industrial Core Area designation currently used in North San Jose. As the City continues to intensify its employment areas, it will be useful to designate key Employment Centers near transit in the Berryessa/Milpitas BART area, and Old Edenvale area, as well as in North San Jose. All of these areas fall within identified Growth Areas and have access to transit and other important infrastructure to support their intensification. Uses of the Industrial Park designation are appropriate here, as are supportive commercial uses. The North San Jose Transit Employment Center will continue to allow limited residential uses, while other Employment Centers should only be developed with industrial and commercial uses.

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Industrial Park

Density: FAR 0.5 to 5.0 (2 to 10 stories)

SJ 2020 Designation(s): Industrial Park, Campus Industrial

The Industrial Park designation is an industrial designation intended for a wide variety of industrial users such as research and development, manufacturing, assembly, testing and offices. This designation is differentiated from the Light Industrial and Heavy Industrial designations in that Industrial Park uses are limited to those for which the functional or operational characteristics of a hazardous or nuisance nature can be mitigated through design controls. Some commercial uses, including hospitals, may be appropriate within this designation, provided that it can be demonstrated that they will not be incompatible with Industrial Park uses or other nearby activities.

Light Industrial

Density: FAR Up to 1.5 (1 to 3 stories)

SJ 2020 Designation(s): Light Industrial

This designation is intended for a wide variety of industrial uses and excludes uses with unmitigated hazardous or nuisance effects. Warehousing, wholesaling, and light manufacturing are examples of typical uses in this designation.

Heavy Industrial

Density: FAR Up to 1.5 (1 to 3 stories)

SJ 2020 Designation(s): Heavy Industrial

This category is intended for industrial users with nuisance or hazardous characteristics which for reasons of health, safety, environmental effects, or welfare are best segregated from other uses.

Public/Quasi-Public

Density: FAR N/A

SJ 2020 Designation(s): Utilities, Public/Quasi-Public

This category is used to designate public land uses and joint development projects that include public and private participation. Public utilities, churches, private schools, and private hospitals are also appropriate within this designation. The appropriate intensity of development can vary considerably as appropriate to the particular Public/Quasi-Public use developed on the site.

Open Space, Park, and Habitat

Density: N/A

SJ 2020 Designation(s): Open Space/Trails, Public Facilities, Public Park and Open Space

These lands can be publicly- or privately-owned areas that are intended for low intensity uses. Lands in this designation that are in public ownership are devoted to open space, parks, recreation areas, and trails. Development of public facilities such as restrooms, playgrounds, educational/visitors' centers, or parking areas is an inherent part of many of these properties. Community centers, public golf courses, and other amenities open to the public would also be allowed in publicly-owned properties in this designation. Privately-owned lands in this designation are to be used for low intensity, open space activities. Appropriate uses for privately-owned lands in this category include cemeteries, salt ponds, and private buffer lands such as riparian setbacks.

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Private Recreation

Density: N/A

SJ 2020 Designation(s): Private Recreation

These areas allow uses of a higher intensity than those in the Private Open Space designation and are generally, but not necessarily, of an open nature. When these lands are within the Urban Service Area (USA), amusement parks, golf courses, tennis clubs, driving ranges, recreational vehicle parks, and private campgrounds could be allowed. Outside the USA, uses are more limited. Intensity of any new development in this area is limited.

Preferred Hotel Site Overlay

Density: FAR 2.0 to 12.0 (4 to 25 stories)

SJ 2020 Designation(s): Industrial Park/Preferred Hotel Site, Transit Corridor Residential/Limited Hotel Expansion

This overlay covers sites in North San Jose that are priority sites for hotel development or limited hotel expansion in the North San Jose Area Development Policy.

“Floating” Park Site

Density: n/a

SJ2020 designation: Floating Park

In most cases, locations of existing neighborhood and district parks are specifically defined on the Land Use/Transportation Diagram. However, there are cases where a park is needed, or will be needed in the future based on planned residential growth (such as in the Villages), but where no specific site has yet been identified or where details of surrounding development have not been finalized. In these cases, the designation for the park will be indicated by the letter “P”. This symbol represents a “floating” designation and is only intended to indicate a general area within which a park site will be located. The specific size, location and configuration of such park sites will only be finalized through acquisition of a particular parcel. In addition, for park sites which are specifically identified on the Land Use/Transportation Diagram, no General Plan amendment shall be required to modify the general location, size or configuration of such park sites.

Transit Employment Residential Overlay

Density: 55 to 250 DU/AC; FAR 2.0 to 12.0 (5 to 25 stories)

SJ 2020 Designation(s): Transit Employment Residential (NSJ)

This overlay identifies sites within the North San Jose Employment Center that may be appropriate for residential development, but only in accordance with other policies contained in the North San Jose Area Development Policy.

Specific Plan Area Overlay

Density: varies

SJ 2020 Designations: Midtown, Communications Hill, Jackson/Taylor, Martha Gardens, Tamien Station, and Alviso Specific Plans or Planned Residential Communities

Because of their size, location, or urban service conditions, some properties require special consideration for purposes of future development. Areas with adopted Specific Plans are identified by a Specific Plan Overlay on the Land Use/Transportation Diagram. The plans for these areas seek to provide the private development sector with a greater degree of flexibility in developing innovative projects while also incorporating special development and design objectives. The Planned Communities established with the adoption of a Specific Plan are primarily residential in character but do include employment uses. The Envision San Jose 2040 Plan maintains a number of Planned

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Communities from the San Jose 2020 General Plan, as noted above. Those Planned Communities that are retired with the adoption of the Envision Plan and incorporated herein include Berryessa, Evergreen and Silver Creek. The Rincon South Specific Plan has been incorporated into the Envision Plan as a Village.

Urban Growth Boundary

Density: n/a

SJ 2020 Designation: Urban Growth Boundary

The Urban Growth Boundary defines the ultimate perimeter of urbanization in San Jose. Outside of this boundary, development remains rural and open in character. The Urban Growth Boundary also develops a clearer identity for the City by defining where the City begins and ends and by preserving valuable open space and habitat resources.

Urban Service Area

Density: n/a

SJ2020 Designation: Urban Service Area boundary

The Urban Service Area boundary defines the areas where services and facilities provided by the City and other public agencies are generally available, and where urban development requiring such services should be located. In many locations, the Urban Service Area boundary and the Urban Growth Boundary are co-terminus; a notable exception is that the Urban Reserves are located outside the Urban Service Area.

Sphere of Influence

Density: n/a

SJ 2020 Designation: Sphere of Influence

The City's Sphere of Influence is regulated by the Santa Clara County Local Area Formation Commission to evaluate the most efficient and effective means of providing public services. The Sphere of Influence is the outermost physical boundary and service area that the City is expected to serve. The planned land uses for all properties within the City's Sphere of Influence are indicated on the City's Land Use/Transportation Diagram.

Proposed BART Stations & BART Line

Density: n/a

SJ2020 Designation: Proposed BART Stations & BART Line

Future plans are in place to extend the Bay Area Rapid Transit (BART) system from Fremont to the City of Santa Clara via downtown San José with four proposed stops at key locations within the City. The locations of the future stops, as well as the future alignment of the rail system, are identified on the Land Use/Transportation Diagram. In accordance with the Plan Vision and the Villages Strategy, new development, especially for employment uses, is concentrated in areas surrounding future BART station locations.

CalTrain Stations & CalTrain Line

Density: n/a

SJ2020 Designation: CalTrain Stations & CalTrain Line

CalTrain provides passenger rail services for a large number of San Jose commuters and visitors. The locations of existing CalTrain stations, as well as the alignment of the existing CalTrain line, are identified on the Land Use/Transportation Diagram. In accordance with the Plan Vision and the

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Villages Strategy, new development is concentrated in areas surrounding existing CalTrain station locations.

Existing and Proposed Light Rail Stations & Light Rail Line

Density: n/a

SJ2020 Designation: Existing and Proposed Light Rail Stations & Light Rail Line

The Santa Clara Valley Transportation Authority owns and operates the existing light rail transportation system. The locations of existing and future light rail stations, as well as the alignment of the existing and future light rail tracks, are identified on the Land Use/Transportation Diagram. In accordance with the Plan Vision and the Villages Strategy, new development is concentrated in areas surrounding existing light rail station locations.

Solid Waste & Candidate Solid Waste Disposal Site

Density: n/a

SJ2020 Designation; Solid Waste & Candidate Solid Waste Disposal Site

The Solid Waste Disposal Site designation is applied to locations that are either currently operating as or fully permitted for a solid waste disposal facility. Candidate Solid Waste Disposal Sites are locations that are under consideration for development as an active solid waste disposal site. These designations are both “floating” designations that are only intended to represent general locations so that the actual facility would be sited in the most environmentally suitable location. This floating designation allows for a potential alternative to the uses otherwise allowed by the sites’ underlying base designations.