

**TO: Envision San José 2040
Task Force**

FROM: Andrew Crabtree

**SUBJECT: October 25, 2010
TASK FORCE MEETING #44**

DATE: October 19, 2010

This memorandum provides information to assist you in preparing for the October 25, 2010 Envision San José 2040 Task Force Meeting. Links to the referenced documents and other resource materials (e.g., reading materials and correspondence) are posted on the Envision website.

Based upon input received at the September 27, 2010 Task Force meeting, please note that upcoming Task Force meetings will address the following topics:

October 25, 2010 **General Plan Draft #2** (including edits to address Task Force member comments received at the September 27, 2010 Meeting, additional environmental mitigation and a revised list of City Concepts.)

Residential Neighborhood infill – Implementation Policies

Promoting Walkability – Implementation Policies

November 1, 2010 **Village Planning – Implementation Policies**

November 15, 2010 **General Plan Draft #3**

Input received at the October 25, 2010 and November 1, 2010 Task Force meetings will be incorporated into the 3rd Draft of the General Plan for Task Force review on November 15th.

Agenda Item 3 – October 19, 2010 City Council Meeting Report

Staff will provide a brief report on the outcome of the October 19, 2010 City Council consideration of items related to the Envision General Plan Update. At this meeting the City Council was asked to:

1. Accept the work of the Envision Task Force, the community and other stakeholders to date in the development of the Draft Envision San Jose 2040 General Plan (Draft Plan) document and Land Use/Transportation Diagram.
2. Accept the process for the review and consideration of:
 - a. Pending General Plan amendments that would become part of the Envision Preferred Scenario;
 - b. Pending General Plan amendments that would be considered by Council either in December 2010 or June 2011; and

- c. Additional General Plan Amendment applications filed by November 15, 2010 to be considered by the Council in June 2011.

Staff is asking the City Council to establish a process for resolving pending General Plan Amendment requests in order to define the scope of Policy Alternatives which will need to be considered as part of the General Plan Update process, avoid further debate over options which have already been identified as counter to the City's goals, and enable successful completion of the General Plan Update on schedule for Council consideration in June 2011. The staff memorandum, presentation and other Council meeting materials are included within the packet.

Private property owners who would like to propose modifications to the Draft Envision Land Use / Transportation Diagram should submit a General Plan Amendment application no later than November 15, 2010 in order that their request may be considered concurrently with the conclusion of the General Plan Update process.

Agenda Item 4 – Task Force Ambassador Outreach Program Update

Staff will provide an update on recent Envision outreach program activities. A table listing community groups and Task Force members who have volunteered to assist with outreach is included in the packet.

Agenda Item 5 – 2nd Draft Envision San Jose 2040 General Plan

Staff will present for Task Force discussion sections of the Draft General Plan document that have been revised to address three topics: a) Task Force Edits as requested by Task Force members on September 27, 2010; b) Environmental Mitigation measures to be incorporated into the project as identified during preparation of the Environmental Impact Report (EIR); and c) a revised set of City Concepts.

a) Task Force Edits

At the September 27, 2010 meeting Task Force members requested several edits to the Plan document. These edits, more fully detailed in the Meeting Synopsis, covered a wide variety of topics including:

1. Plan Readability – Correct the Table of Contents, provide a User Guide and Index.
2. Context Information – Add various references to San Jose's history, cultural heritage and cultural facilities and discuss Route 85 and Route 87 as examples of local leadership.
3. Environmental Measures – Strengthen/clarify riparian setback and 15% Slope Line policies.
4. Trails – Give greater emphasis to San Jose's trail system.
5. Bicycle Safety – Modify several policies to include bicycle safety.
6. Alviso – Recognize the unique character and contributions of Alviso.
7. Historic – Add references to historic resources.
8. Grand Boulevards / Main Streets – Review list to confirm it aligns with earlier discussion.

Staff is incorporating edits for each of these topic areas into the Draft Plan as requested.

The Task Force also discussed the Draft Plan Implementation policies related to Residential Neighborhood infill and Village and agreed that these topics should be brought back to the Task Force for further discussion (scheduled as Agenda Item #6 and the November 1, 2010 Task Force meeting respectively). The Task Force also identified for further discussion the question of how to address

competing priorities, particularly in relationship to the Draft Plan goals related to walkability in potential conflict with goals related to promoting fiscally advantageous land uses (see Agenda item #7).

b) Environmental Mitigation

As part of the City’s contract with an environmental consultant to prepare an EIR for the Envision General Plan Update, the consultant has been requested to identify additional General Plan policies which can be included in order to reduce potential environmental impacts associated with future development in San José. Further strengthening environmental policies, provided that balance and consistency between the Envision goals is maintained, will further advance the Environmental Leadership Vision element. The 2nd Draft Plan accordingly includes several policy additions or modifications related to historic preservation, paleontology, air quality, and natural habitat / open space areas.

c) City Concepts

The 1st Draft Plan included a list of overarching City Concepts or City urban design concepts that had been proposed by staff and discussed by the Task Force at a meeting last year. After further careful consideration of how best to communicate the within the General Plan the central themes or concepts discussed by the Task Force and embodied within the Plan Document, staff is proposing an expanded list of City Concepts to include “Community Based Planning”, “Regional Employment Center”, and “Focused Growth” as City Concepts. All of the original concepts are maintained on this list, but Urban Villages, Corridors and Regional Transit Hubs and Complete Streets, Grand Boulevards and Main Streets have been consolidated into single Concepts to maintain the list at ten items.

The revised list of Concepts is summarized as follows:

- 1) Community Based Planning – Embody the community values and goals articulated through community workshops, Task Force meetings, and on-line initiatives, which have enabled the participation of over 4,500 community members.
- 2) Regional Employment Center – Shift the City’s focus toward establishing San José as a regional employment center, planning capacity for 470,000 new jobs and a ratio of jobs to employed residents of 1.3 Jobs/ER. Growing San José’s role as an employment center will enhance the City’s leadership role in North America, increase utilization of the regional transit systems (e.g., BART, Caltrain and High Speed Rail), and support the City’s fiscal health. The Draft Plan’s Land Use/Transportation Diagram supports employment growth in the Downtown, in proximity to transit facilities and on existing employment lands throughout the City. All existing employment lands are maintained and additional new employment lands have been identified in order to support this ambitious amount of job growth.
- 3) Fiscal Strong City – Incorporate policies from the Employment Lands Preservation Framework and several critical implementation policies to address the fiscal impacts of future land use decisions.
- 4) Focused Growth – Focus new housing growth (Plan capacity for 120,000 new Dwelling Units) into the Downtown, North San José, Specific Plan areas, Transit Corridors & Villages, Commercial Centers and Neighborhood Villages. The Draft Plan policies strictly limit new

residential development through neighborhood infill outside of these Growth Areas to preserve and enhance the quality of established neighborhoods, to reduce environmental and fiscal impacts, and to strengthen the City's Urban Growth Boundary. No growth is planned in the Mid-Coyote Valley or South Almaden Valley (Urban Reserves) for the Plan timeframe.

- 5) Urban Villages, Corridors and Regional Transit Hubs –Promote the development of Urban Villages, Corridors and Regional Transit Hubs to provide active, walkable, bicycle-friendly, transit-oriented, mixed-use, urban settings for new housing and job growth attractive to an innovative workforce and consistent with the Plan's environmental goals. The Draft Plan focuses significant growth, particularly to increase employment capacity, in areas surrounding the City's regional transit hubs in order to support the City's continuing emergence as a Regional Employment Center and to maximize the use of these transit systems within the region.
- 6) Complete Streets, Grand Boulevards and Main Streets - Establish that streets will be designed for people, not just cars, supporting a diverse range of urban activities and functions. While all of the City's streets should be developed as Complete Streets, five roadways have been identified as Grand Boulevards which have the unique potential to connect multiple neighborhoods and act as urban design elements at a citywide scale. The Draft Plan also promotes the ongoing development of Main Streets to foster community identity and walkability, and recognizes that they serve as important destinations for retail and other activities within neighborhood areas. In many cases, neighborhood residents identify themselves according to their neighborhood's Main Street.
- 7) Destination Downtown –Support continued growth in the Downtown as the City's cultural center and as a unique and important employment and residential neighborhood. Focusing growth within the Downtown will support the Plan's economic, fiscal, environmental and urban design/placemaking goals.
- 8) Greenline/Urban Growth Boundary – Reinforce the Greenline and Urban Growth Boundary that define the limit of the City's urbanized area and preserve the surrounding hillsides largely as open space. Limiting the City's outward expansion is a basic requirement for advancing the Draft Plan's environmental and fiscal goals.
- 9) Environmental Stewardship – Advance the Green Vision through 2040 and establish Measurable Sustainability indicators consistent with Green Vision Goal #7. The Draft Plan provides the basis for the City's Greenhouse Gas Reduction Strategy.
- 10) Design for a Healthy Community –Support the physical health of community members by promoting walking and bicycling as commute and recreational options, encouraging access to healthy foods, and supporting the provision of health care and safety services.

Agenda Item 6 – Draft Plan Implementation Policies – Residential Neighborhood Infill

The Task Force requested an opportunity to further discuss the policies related to new residential infill development within exiting neighborhoods. The Task Force packet includes an excerpt of those

policies and plan diagrams for the Willow Glen Planning Area which illustrate how those policies could be implemented in contrast with the continued use of the San Jose 2020 General Plan. Similar Growth Areas / Capacity diagrams will be provided for other Planning Areas as they become available.

The Growth Area / Capacity diagram depicts the Growth Areas (e.g., Villages, Corridors and Employment Lands) located within the Planning Area, and for properties that have the Residential Neighborhood designation, identifies which are considered to have infill potential (e.g. the potential to be subdivided to add new residential units) based upon the parcel size and configuration and application of the policies contained in the Draft Plan. Generally these include parcels larger than 10,890 square feet currently developed with one single family structure and located on a street which has a typical lot size consistent with the R-1-8 Single Family residential zoning district standard. The minimum lot size in the R-1-8 district is 5,445 square feet, so that it may be possible to subdivide a 10,890 square foot lot into two lots that meet this minimum requirement. Lot configuration is also an important consideration in that a lot must have adequate street frontage to allow all new parcels, following subdivision, to front on to a public or quasi-public street.

The Growth Areas / Capacity diagram does not include some large Residential Neighborhood parcels because they are already developed with large lot single-family uses that occupy the entire parcel such as condominium townhouse or mobile home park developments. The Growth Areas / Capacity diagram also does not include parcels designated as Public / Quasi-Public, Neighborhood Community Commercial, Private Recreation, or Open Space, Park and Habitat as these parcels would require a General Plan Amendment in order to be converted to residential use.

Task Force members should review the Growth Areas / Capacity diagram and consider if the relevant Draft Plan policies should be modified to alter the infill potential within Residential Neighborhood areas.

Agenda Item 7 – Draft Plan Implementation Policies – Promoting Walkability

While the question of how to balance multiple General Plan goals, when those goals are perceived to be in conflict, will be an on-going issue for discussion by the community and the City Council throughout the life of the General Plan document, it is possible to carefully consider the policies included within the Draft Plan to determine if they adequately convey the Plan's goals and if they provide sufficient guidance to direct future development in a manner consistent with those goals.

The issue raised at the September 27, 2010 Task Force meeting was a concern that the Plan goal to promote walkability (e.g. pedestrian-friendly environments) will not be achieved if pursuit of the Plan goal to improve the City's fiscal condition necessitates City support for new auto-oriented development in areas where a pedestrian-friendly environment is particularly desirable, such as in proximity to the Diridon Rail Station. This issue can be considered by reviewing the design guidelines contained within the General Plan or other implementation documents (such as the Downtown Design Guidelines which apply to the Diridon station area) to see if they provide adequate guidance to insure that future development in this area will contribute to a pedestrian friendly environment.

For the October 25 discussion, Task Force members will be asked to review and provide input on the proposed design guidelines for Village Areas and for the Downtown, evaluating how well those

guidelines meet all of the Envision Plan goals as they have been identified and articulated through the Envision process.

Agenda Item 8 – Public Comment

Members of the community will be provided with an opportunity to address the Task Force and provide input on the Agenda discussion items.

Reading / Resource Materials

The staff memorandum and presentation for the October 19, 2010 City Council meeting are provided as resource materials in the packet. The memorandum and presentation include an overview of the 10 City Concepts and a description of the pending General Plan Amendment applications currently on file with the City, as well as a proposed process for resolving those applications by June 2011 concurrent with the General Plan Update process.

The packet also includes resource materials related to pedestrian oriented design and policies that promote walkability.

Public Correspondence

One item of public correspondence that was distributed at the September 27, 2010 Task Force meeting is included in the current packet as it was not previously made available on line.

Announcements

The deadline for new General Plan Amendment applications is November 15, 2010, to allow for concurrent consideration of those requests with the General Plan Update. Staff will provide the Task Force with a list of applications received prior to the deadline at the November 15, 2010 Task Force meeting.

Please note that Envision Task Force meetings are scheduled for two of the next three Mondays (November 1, 2010 and November 15, 2010) to provide sufficient opportunity to review the Draft Envision San Jose 2040 General Plan and to minimize conflicts with holiday schedules.

The Envision website has a new, simplified address: <http://www.EnvisionSJ2040.org>. The previous website address will also remain in use: http://www.sanjoseca.gov/planning/gp_update/default.asp.

Next Meetings

The next meeting is scheduled for Monday, November 1, 2010 and will focus on continued review of Implementation policies related to the Village Planning process. The November 1st Task Force meeting will be conducted as a group table exercise followed by a general discussion.

If you have any questions, please contact either myself or Susan Walton. I can be reached by phone at (408) 535-7893 or by email at: andrew.crabtree@sanjoseca.gov. Susan can be reached by phone at (408) 535-7847 or by email at: susan.walton@sanjoseca.gov.

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