

Envision San José 2040

General Plan

Summary of Key Changes

Draft #5 to Draft #7

This summary includes changes by key topic areas that are grouped by chapter and highlight substantive edits (e.g., edits that affect proposed goals and policies, but not including minor edits to correct typos, punctuation, grammar, spelling, formatting, sentence structure, etc.) made since the last Task Force meeting (Draft #5).

Newly inserted text is indicated by underline and deleted text is indicated by ~~strikethrough~~ notation.

August 15, 2011

Envision San José 2040 Key Issues

While the Envision San José 2040 General Plan update builds upon the City’s land use planning history and core community values that have been addressed in previous General Plan documents, it also establishes a new direction in some key areas. Key decisions made by the City through the Envision process have resulted in a General Plan that:

1. Includes growth capacity for the development of up to 470,000 new jobs and up to 120,000 new dwelling units through 2040: With its current development and this amount of growth capacity, San José could grow to 840,000 jobs and 430,000 dwelling units in total, supporting a residential population of approximately 1.3 million people and a Jobs / Employed Resident Ratio (J/ER) of 1.3/1.
2. Allows a high degree of flexibility for job growth to occur at appropriate locations throughout the City: These locations include the further intensification of North San José, the Monterey Business Corridor / Senter Road area, and Old and New Edenvale. It also retains the planned job growth capacity in North Coyote Valley and Evergreen. The Envision San José 2040 Land Use Plan reflects a recommendation for significant new job growth in the eastern portion of Alviso, including the Water Pollution Control Plant Buffer Lands, and in the northeast corner of the Berryessa Business Park, proximate to the Milpitas BART station and Cropley Light Rail station. San José’s goal is to provide adequate growth capacity for each type of employment land in order to meet the forecast job demand identified within the Employment Land Demand and Housing Demand Report.
3. Establishes a land use plan and accompanying policies that support the City’s evolution into a regional job center: In addition to supporting a large amount of job growth, the land use plan concentrates job growth opportunities at locations that support workers commuting into San José from throughout the region. In particular, the Caltrain, BART, and High Speed Rail station areas are planned for significant job growth.
4. [Articulates an Urban Village concept, in which future growth within San José will be used to build high-quality, urban neighborhoods attractive to a wide variety of future employers and residents, including: young, creative workers; a population increasingly made of older, smaller households; and residents seeking a place to live less reliant on automobile travel as a primary means of personal mobility.](#)
5. Directs new housing growth to occur in a high-density, mixed-use format in clearly identified Growth Areas: These areas include [the Downtown, North San José](#), Specific Plan areas, [and new Urban Village areas located near](#) transit (BART, Light Rail, Bus Rapid Transit) corridors and station areas, commercial centers and [at central locations within](#) neighborhood [settings](#).

Village Planning

Prior to the issuance of residential entitlements, [other than “Signature Projects” as defined in Policy IP -5.10 and commercial projects including those with ancillary residential uses](#), within any identified Growth Area, the City should first prepare a comprehensive Village Plan for that Growth Area that clearly addresses:

- **Community Engagement:** The Village Plan process will provide an opportunity for local community members to become familiar with the goals of this General Plan and the Growth Areas strategy and to participate in the Village Planning process.
- **Job and Housing growth capacity:** Identify suitable areas for retail and other employment uses, giving careful consideration to the existing and future demand for retail space, the appropriate location and design of retail, opportunities for large-scale and small-scale retail uses, and adequate and appropriate sites for other employment uses consistent with the total planned job capacity for the particular Growth Area.
[Identify suitable areas for residential development, capable of supporting the full amount of planned residential growth capacity. Proposed employment and residential density ranges should be supported by applicable Land Use / Transportation Diagram designations.](#)
- **Village Boundaries and Land Uses:** Identify potential adjustments to the identified Village Boundaries and potential modifications to the Land Use / Transportation Diagram as necessary to best utilize existing land use growth capacity, address neighborhood context, and promote economic development through the identification of optimal sites for retail and other employment uses. Provide adequate job growth capacity for retail, office and other employment uses to accommodate both the existing levels of activity plus the planned amount of growth for each job type category. Identify and designate existing land uses within the Village Area boundaries, if any, which should be retained rather than made available for redevelopment.
- **Building Heights and Densities:** Identify for specific properties within the Village Planning area minimum and maximum thresholds for building heights and densities. These standards should fall within the broader ranges established in the Land Use / Transportation Diagram and be consistent with the planned job and housing growth capacity for the Village area. These standards should be implemented through the Zoning process prior to the development of new residential or mixed-use, residential projects.
- **Infrastructure:** Identify locations for parks, plazas and other public and quasi-public open spaces, and sites to potentially incorporate libraries, public safety facilities and other public uses. A Village Plan should also consider the adequacy of public and private utilities to serve the planned growth capacity.
- **Urban Character:** Include streetscape and building frontage design, pedestrian facility improvements and other urban design actions necessary to successfully implement the Village concept.
- **Greenhouse Gas Reduction/Sustainability:** Identify locations of existing and planned transit and pedestrian and bicycle facilities and include design and implementation measures necessary to meet City goals for vehicle miles travelled (VMT) reduction and greenhouse gas (GHG) emission reductions.
- **Financing:** Consider special financing mechanisms which could be needed to potentially deliver the increased level of amenities envisioned within the Village concept.

Chapter 2 – Thriving Community

Land Use and Employment

Goal IE-1 – Land Use and Employment

Proactively manage land uses to provide and enhance economic development and job growth in San José.

Actions – Land Use and Employment

IE-1.14 To monitor the City’s balance of land uses and resulting tax base as well as its progress towards reaching the goal of 1.3 jobs per employed resident in San José, [periodically review residential construction activity and supply versus industrial and commercial job growth rates](#). Report results of this review to the City Council as part of the annual General Plan reviews.

[IE-1.17 Adopt an ordinance that protects the manufacturing rights of existing industrial land uses within San José.](#)

San José as the Silicon Valley Cultural Center

Goal AC-1 – San José as the Silicon Valley Cultural Center

Strengthen San José as [a regional center for arts, as a widely recognized cultural destination, and as the cultural and creative urban center of Silicon Valley](#).

Policies – San José as the Silicon Valley Cultural Center

[AC-1.3 Facilitate the development of small and medium scale venues within San José to support arts and cultural activities.](#)

Actions – San José as the Silicon Valley Cultural Center

[AC-1.9 Work with property owners and developers to design new and retrofit existing structures to include spaces that can accommodate art and culture activities consistent with Building Code requirements.](#)

Active Community Engagement

Goal CE-1 – Active Community Engagement

Actively develop community awareness, understanding, and interest in land use issues and public policy [issues, including land use, and empower the community to engage in the shaping of those policies.](#)

Policies – Active Community Engagement

[CE-1.7](#) To ensure that the work of government is inclusive of the community, continue to conduct and improve an interactive public engagement and participation process that:

- [1\) Seeks to engage the broadest possible spectrum of the community in public policy discussions, including residents, businesses, non-profit organizations, other public agencies, and particularly underrepresented groups;](#)
- [2\) Uses a full range of community engagement and meeting facilitation techniques to achieve an open exchange of ideas and positive outcomes for public meetings;](#)
- [3\) Provides adequate time and opportunities for early engagement when community members may have the greatest ability to impact outcomes;](#)
- [4\) Seeks to resolve community concerns in advance of a public hearing on a topic;](#)
- [5\) Proactively recruits and educates community members to nurture the effectiveness of their participation;](#)
- [6\) Actively encourages participation by a broad range of community members;](#)
- [7\) Includes meetings at a location convenient to the potentially affected community;](#)
- [8\) Uses materials written in a readily accessible manner;](#)
- [9\) Offers San José's diverse community opportunities to shape public policy and land use decisions; and](#)
- [10\) Provide support for increased community participation, particularly in areas, such as those with language barriers or a concentration of low income households, that historically have had less familiarity or experience with participation in the development and implementation of City policies.](#)

Cultivate Fiscal Resources

Goal FS-2 – Cultivate Fiscal Resources

Maintain and expand the revenue sources available to finance the provision of City services.

Policies – Cultivate Fiscal Resources

[FS-2.6](#) Give priority to improvement of San José General Fund resources as a more flexible and useful source of funding for City services, as opposed to restricted sources, such as special district, utility or Redevelopment funds.

Actions – Cultivate Fiscal Resources

[FS-2.8](#) Work with new and existing businesses operating within San José to ensure that San José is designated as the point of sale for all taxable transactions. [Encourage San José residents to buy in San José and plan our City to make doing so easier.](#)

Chapter 3 – Environmental Leadership

Energy Conservation

San José will continue to conserve energy, reduce energy consumption per capita, and adopt renewable energy technologies so that, as the City develops, its total Carbon Footprint will remain the same or be reduced. All San José residents and businesses will have expanded access to clean, renewable, affordable, and reliable energy.

Policies – Reduce Consumption and Increase Efficiency

MS-14.4 Implement the City’s Green Building Policies (see Green Building Section) so that new construction and rehabilitation of existing buildings fully implements industry best practices, including the use of optimized energy systems, selection of materials and resources, water efficiency, sustainable site selection, passive solar building design, [and planting of trees and other landscape materials to reduce energy consumption.](#)

Water Supply, Conservation, Recycling, and Quality

The City of San José in its 2040 General Plan is committed to providing a fiscally and environmentally sustainable water supply to meet its goals of a healthy habitat, healthy population and healthy economy. To accomplish these goals, San José leads through example and as an advocate for the continued development of effective local, regional and statewide partnerships and governance structures that enable fiscally and environmentally sustainable water management.

Policies – Responsible Management of Water Supply

MS-17.2 Ensure that development within San José is planned and built in a manner consistent with fiscally and environmentally sustainable use of current and future water supplies by encouraging sustainable development practices, including low-impact development, water-efficient development and green building techniques. Support the location of new development within the vicinity of the recycled water system and promote expansion of the SBWR system to areas planned for new development. [Residential development outside of the Urban Service Area can be approved only at minimal levels and only allowed to use non-recycled water at urban intensities. For residential development outside of the Urban Service Area, restrict water usage to well water, rainwater collection, or other similar environmentally sustainable practice. Non-residential development may use the same sources and potentially make use of recycled water, provided that its use will not result in conflicts with other General Plan policies, including geologic or habitat impacts. To maximize the efficient and environmentally beneficial use of water outside of the Urban Service Area, limit water consumption for new development so that it does not diminish the water supply available for projected development within San José’s urbanized areas.](#)

Goal MS-18 – Water Conservation

Continuously improve water conservation efforts in order to achieve best in class performance. Double the City’s annual water conservation savings by 2040 and achieve half of the Water District’s goal for Santa Clara County on an annual basis.

Policies – Water Conservation

MS-18.2 [Require new development outside of the City’s Urban Service Area to incorporate measures to minimize water consumption.](#)

MS-18.5 Reduce [citywide](#) per capita water consumption by 25% by 2040 [from a baseline established using the 2010 Urban Water Management Plans of water retailers in San José.](#)

Community Forest

Goal MS-21 – Community Forest

Preserve and protect existing trees and increase planting of new trees within San José to create and maintain a thriving Community Forest that contributes to the City’s quality of life, its sense of community, and its economic and environmental well being.

Policies – Community Forest

MS-21.8 [For Capital Improvement Plan or other public development projects, or through the entitlement process for private development projects, require landscaping including the selection and planting of new trees to achieve the following goals:](#)

- [1. Avoid conflicts with nearby power lines.](#)
- [2. Avoid potential conflicts between tree roots and developed areas.](#)
- [3. Avoid use of invasive, non-native trees.](#)
- [4. Remove existing invasive, non-native trees.](#)
- [5. Incorporate native trees into urban plantings in order to provide food and cover for native wildlife species.](#)
- [6. Plant native oak trees and native sycamores on sites which have adequately sized landscape areas and which historically supported these species.](#)

Natural Communities and Wildlife Habitat

Grassland, Oak Woodlands, Chaparral and Coastal Scrub Habitats

Oak woodlands, grasslands, chapparal and coastal scrub are the primary vegetative cover on the hillsides surrounding the Santa Clara Valley floor. In addition to providing grazing land, wildlife habitat, and rainwater capture, these areas also have direct scenic value.

Goal ER-1 – Grassland, Oak Woodlands, Chaparral and Coastal Scrub

Preserve, protect and restore the ecological integrity and scenic characteristics of grasslands, oak woodlands, chaparral and coastal scrub in hillside areas.

Action – Grassland, Oak Woodlands, Chaparral and Coastal Scrub

ER-1.9 [In the event an HCP/NCCP which includes measures to off-set indirect impacts to serpentine grassland habitats is not adopted, as City resources allow, develop and implement a comparable City of San José program for preservation of serpentine grasslands based upon the strategies developed through the HCP/NCCP process.](#)

Urban Natural Interface

Goal ER-6 – Urban Natural Interface

Minimize adverse effects of urbanization on natural lands surrounding the City’s developed areas.

Policies – Urban Natural Interface

ER-6.7 Include barriers to animal movement within new development and, when possible, within existing development, to prevent movement of animals (e.g., pets and wildlife) between developed areas and natural habitat areas where such barriers will help to protect sensitive species.

Noise and Vibration

Goal EC-2 - Vibration

Minimize vibration impacts on people, residences, and business operations.

Policies - Vibration

EC-2.4 Consider the effects of groundborne vibration in the analysis for potential Land Use / Transportation Diagram changes.

Geologic and Soil Hazards

Goal EC-4 – Geologic and Soil Hazards

Minimize the risk of injury, loss of life, and property damage from soil and slope instability including landslides, differential settlement, and accelerated erosion.

Policies – Geologic and Soil Hazards

EC-4.7 Consistent with the San José Geologic Hazard Ordinance, prepare geotechnical and geological investigation reports for projects in areas of known concern to address the implications of irrigated landscaping to slope stability and to determine if hazards can be adequately mitigated.

Urban Villages and Corridors

Goal CD-7 – Urban Villages and Corridors Design

Create thriving, attractive Urban Villages and Corridors that reflect unique urban characteristics of an area and provide complete neighborhoods for residents, workers, and visitors.

Policies – Urban Villages and Corridors Design

CD-7.2 Designated Urban Villages and Corridors should not proceed with residential development until an Urban Village Plan has been completed. Residential development that is purely ancillary to a primary employment use, such as penthouse residences in an office building, may be considered in advance of a Village Plan. [“Signature” projects, and other types of development expressly allowed in accordance with General Plan policies may proceed prior to acceptance or approval of the Urban Village Plan.](#)

Action – Villages and Corridors Urban Design

CD-7.10 As described in the Implementation Chapter, develop Urban Village Plans in cooperation with the nearby community and obtain San José City Council acceptance or approval of the plans prior to issuance of land use entitlements for any new residential development within designated Urban Villages Area Boundaries. Residential uses that are purely ancillary to primary employment uses, [“Signature” projects, and other types of development expressly allowed in accordance with General Plan policies may proceed prior to acceptance or approval of the Urban Village Plan.](#)

Land Use Designations

Urban Village

Density: ~~55*~~Up to 250 DU/AC; FAR ~~2.0~~Up to ~~12~~10.0 (~~35~~ to ~~10~~ 25 stories)

The Urban Village designation is applied within the Urban Village areas that are planned [in the current Horizon \(see Chapter 7 – Implementation for a description of Planning Horizons and Urban Village Planning\)](#) to accommodate higher density housing growth along with a significant amount of job growth. This designation is also applied in some cases to specific sites within Urban Village [Area Boundaries](#) that have received entitlements for Village type development. This

designation supports a wide variety of commercial, residential, institutional or other land uses with an emphasis on establishing an attractive urban form in keeping with the Urban Village concept.

Development within the Urban Village designation should conform to [land use and design standards established with](#) an adopted Urban Village Plan, which specifies how each Urban Village will accommodate the planned housing and job growth capacity within the identified Urban Village Growth Area. Prior to preparation of an Urban Village Plan, this designation supports uses consistent with those of the Neighborhood Community Commercial designation, as well as development of Signature Projects as described in the General Plan Implementation policies.

Following preparation of an Urban Village Plan, the appropriate use for a site will be commercial, residential, mixed-use, public facility or other use as indicated within the Urban Village plan.

Urban Village Plans provide more detailed information related to the [allowed uses](#), density and FAR for particular sites within each Urban Village area and may also recommend that some sites within the Urban Village area be changed to another Land Use designation. The minimum density for development that includes a significant residential component is at least 55 DU/AC, although lower residential densities are acceptable for mixed-use projects that include small amounts of residential in combination with significant amounts of non-residential square footage [or on specific sites identified within the Urban Village plan as being appropriate for development at a lower density so as to be compatible with adjacent land uses](#). ~~Such as~~ [The appropriate density for mixed-use projects is that which can be accommodated under a maximum FAR of 10.0, or as determined by a more specific density range established within the Urban Village Plan.](#) ~~Signature Projects~~ For projects that are wholly employment uses, ~~projects with a lower FAR than indicated in the Urban Village Plan is also appropriate~~ [Urban Village Plans may incorporate flexibility in the minimum FAR of 2.0 to facilitate development of such interim employment uses.](#) ~~Residential uses and mixed uses do not qualify for this reduction in FAR.~~ All projects must still meet the Community Design Policies in this plan and in the applicable Urban Village Plan. [For Signature Projects, the appropriate minimum density is the density needed to be consistent with the Signature Project policies.](#) The allowable density for this designation is further defined within the applicable Zoning Ordinance designation and may also be addressed within an Urban Village Plan or other policy document.

Light Industrial

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

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. Light Industrial designated properties may also contain service establishments that serve only employees of businesses located in the immediate industrial area. Office and higher-end industrial uses, such as research and development, are discouraged in order to preserve the scarce, lower cost land resources that are available for [companies with limited operating history](#) (start-up [companies](#)) ~~industries~~ or lower cost industrial operations.

Because of the limited supply of land available for industrial suppliers/services firms in the city, Land Use Policies in this General Plan restrict land use changes on sites designated Light Industrial. Design controls for this category of use are not as stringent as for the "Industrial Park" uses.

Public/Quasi-Public

Density: FAR N/A

This category is used to designate public land uses, including schools, colleges, corporation yards, homeless shelters, 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.

Transportation and Utilities

[Lands with this designation are in primary use as transportation or utility corridors. This designation is mostly applied to active or inactive railroad line and high-voltage power line corridors, but also is appropriate for other similar infrastructure corridors that are not either in the public right-of-way or on lands designated as Public/Quasi-Public. Trails are also an appropriate use for this designation provided that the corridor is not currently in use as an active railroad line or other use that would potentially result in a land use conflict or hazardous situation.](#)

Private Recreation and Open Space

Density: N/A

The [Private Recreation and Open Space](#) areas allow a broad range of [recreation or open space](#) uses, [located within the Urban Growth Boundary, and typically](#) at a higher intensity than [those found on lands with](#) the Open Space, Parklands, and Habitat designation. ~~and are generally, but not necessarily, of an open nature.~~ [Possible recreation uses include](#) ~~When these lands are within the Urban Service Area (USA),~~ amusement parks, country clubs, golf courses, tennis clubs, driving ranges, recreational vehicle parks, private campgrounds and cemeteries. Ancillary commercial uses, such as bars and restaurants, are allowed in conjunction with private recreation uses. ~~Even within the USA, +~~ [The intensity of any combination of buildings or structures developed under this category is expected to be limited with the majority of the land area maintained as open space, so that the Private Recreation and Open Space lands generally maintain an open space character.](#)

Open Hillside

Density: up to 1 DU/20 AC* (1 to 2.5 stories); [FAR up to 0.02](#)

This designation is applied to areas which are located outside of the Urban Growth Boundary (UGB) with the intent of preserving a permanent greenbelt of open space and natural habitat along the City's eastern and southern edges. Within this designation, the supported uses vary slightly for lands owned publicly or privately. Publicly-owned lands within the Open Hillside designation include habitat conservation areas, open space preserves, and large-scale parklands. Privately-owned lands within the Open Hillside designation may allow a limited amount of development, including single-family dwellings and, on large sites, private recreation, and low-intensity institutional or commercial uses with the majority of the site preserved as open space, very-low intensity agricultural uses such as grazing or tree farming, or privately owned open space/habitat preserves. Publicly owned lands may also support low-intensity institutional uses. Development under this land use designation will be consistent with the [Non-Urban Area Hillside Land Use](#) development policies of the General Plan and requires discretionary development review permits.

This designation and the pertaining Land Use policies, correlate with the unique environmental, fiscal, hazard avoidance and aesthetic concerns for development within San Jose's hillside areas. Accordingly, the Open Hillside designation limits uses within this area to those which can be conducted with very little physical impact on the land, which do not require urban facilities or services, and which will have minimal visibility from the Valley floor. Specifically, new development is limited to projects that will not result in substantial direct or indirect environmental impacts upon sensitive habitat areas, special status species, geologic hazard avoidance or the visual environment.

The permissible implementation of these uses, consistent with other General Plan policies, avoids areas of valuable habitat, areas of geologic sensitivity ~~Because of the pervasive geologic conditions in the hills~~ (landsliding, soil creep, earthquake faults), ~~and areas important for watershed and percolation.~~ [Allowed development within the Open Hillside areas, including new structures, roadways, landscaping or agricultural activity, minimizes grading —and the extraordinary public cost of hillside development, uses in the Open Hillside areas are limited to those having very little physical impact on the land and requiring no urban facilities or services. There is also a need to preserve watershed and prime percolation soil areas. Protecting natural habitats and minimizing the visibility of development are important to enhance the open space character of Open Hillside areas. on a property should reduce impacts associated with on-site grading necessary for development and roadways.—and ensures substantial open space and wildlife corridor protections. Consistent with Santa Clara County General Plan policies, as part of the development of Open Hillside lands, up to 90% of a site may be required to be preserved permanently as open space or conservation easement precluding future development. These goals are further addressed in the corresponding land use policies for Open Hillside development.](#)

Open Hillside Residential Uses

Residential development of a very low-density rural character is a prevalent use of privately-owned Open Hillside lands. Such development will be well integrated into the natural setting and/or combined with low-impact agricultural use of the property. The standard allowable density of residential development is one dwelling unit per 160 acres, with the maximum residential density on property with an Open Hillside designation determined by the Open Hillside Slope Density Formula. This formula defines minimum lot sizes between 20 and 160 acres (i.e., a density range of

.05 to .0063 DU/AC) based on average slope of an existing legal parcel. The average slope of an existing legal parcel is calculated as follows:

$$S = 0.00229 \times IL/a$$

Where:

“S” is the average slope of the parcel in percent

“I” is the contour interval in feet;

“L” is the combined length of contour lines in feet; and,

“a” is the gross area of the parcel in acres.

This average slope of the parcel is then used to calculate the minimum land area per dwelling unit allowed on that parcel. If “S” is 10% or less, the minimum land area per dwelling unit is 20 acres. If “S” is 50% or greater, the minimum land area per dwelling unit is 160 acres. If “S” is between 10% and 50%, the minimum land area per dwelling unit is calculated as follows:

$$a = 1/[0.0609375 - (0.00109375 \times S)]$$

Where:

“a” is the minimum land area per dwelling unit; and,

“S” is the average slope of the parcel in percent.

Lower densities, i.e., larger lot sizes, may be required in some locations in order to satisfy the geologic, public service cost, watershed, natural habitat and visual concerns cited above.

Open Hillside Non-Residential Uses

Open Hillside lands are suitable for low-impact agricultural uses such as animal grazing or crop production, provided that such activities do not involve significant water use, development of structures or modifications to the natural landscape. As an example, the planting of vineyards that follow the natural terrain and which do not require irrigation, is potentially an appropriate use, while crop production or animal husbandry conducted primarily within a structure (e.g., commercial greenhouses or livestock buildings) is not appropriate.

The Open Hillside areas provide a limited opportunity for the development of institutional or commercial uses of non-urban form and character, and which contribute to the long-term preservation of the Open Hillside lands as predominantly open space areas in support of the environmental, visual, fiscal and public safety benefits of minimizing development outside of the City’s Urban Growth Boundary.

Appropriate institutional and commercial uses are those which by their nature:

- 1) require remote, rural settings (e.g., rural conference centers and rehabilitation centers); or
- 2) which support the recreational or productive use, study or appreciation of the natural environment (e.g., hiking trails, camp sites, retreat centers, research institutes, and sustainable agricultural uses).

The Open Hillside designation also supports golf courses and cemeteries as potentially appropriate open space uses, provided that they conform to the ~~pertaining~~ pertinent Land Use policies. Development and operation of golf courses is limited to sites with the Open Hillside Golf Course Overlay.

Specific Plan Area Boundary

The Specific Plan Area Boundary identifies an area of San José for which the City has adopted a Specific Plan or Master Plan. The adopted Specific Plans/Master Plans incorporated into this General Plan are: the Alviso Master Plan; the Communications Hills Specific Plan, the Jackson-Taylor Specific Plan, the Midtown Specific Plan, the Martha Gardens Specific Plan and the Tamien Station Area Specific Plan. ~~Uses allowed within the Specific Plan Overlay encompass a full range of land uses considered compatible and appropriate within a specified project area.~~ The Land Use / Transportation Diagram designations for these areas regulate land uses in the same manner as elsewhere within the City, while the Specific Plan provides additional, supplemental land use policies.

~~Application of either the Planned Residential Community or Planned Community designation is intended for properties which, because of size, location or urban service conditions, require special consideration for purposes of future development. These designations are intended to provide the private development sector with flexibility in developing innovative projects while also incorporating special development and design objectives. While no specific minimum land area requirement is defined, properties to be considered for this designation must be of a sufficient size to provide an appropriate community environment within the City's surrounding environment.~~

~~The Planned Residential Community designation is intended for areas primarily residential in character and can include ancillary non-residential uses. The Planned Community designation is intended for areas exhibiting a greater mixture of primary land uses. Because all significant residential growth in the Envision Plan is expected to occur within identified Growth Areas, including the existing Specific Plan areas, Urban Village areas, and other areas which have existing land use policies in place (e.g., Downtown and North San José) with a current Planned Residential Community, Planned Community, or Village Overlay designation, no new Planned Communities or Planned Residential Communities Specific Plan areas are expected.~~

Development within the identified Planned Residential Community/Planned Community Specific Plan/Master Plan category areas is subject to all other applicable General Plan policies. Development within specific land use designations will conform to the normal guidelines for those designations unless special qualifications are outlined in the specific land use plan for the a Planned Residential Community/Planned Community Specific Plan/Master Plan document.

The Envision San José 2040 Plan maintains a number of Planned Communities from the San José 2020 General Plan, as noted above. Those [Specific Plan](#), Planned Communities [or Planned Residential Communities](#) that are retired with the adoption of the Envision Plan and incorporated herein include [plans for the Berryessa, Evergreen, Rincon South, and Silver Creek areas](#). [Elements of the Rincon South Specific Plan](#) have been incorporated into this General Plan as the Urban Village [Plan for corresponding Urban Village areas](#).

Urban Village Area Boundary

A primary strategy of the City's General Plan is to direct new [employment and](#) housing growth to identified Urban Village and Corridor Growth Areas that have the potential to develop into vibrant, walkable, mixed-use urban communities. Urban Village 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. These Urban Village and Corridor areas are designated with the Urban Village Area Boundary to indicate their significant potential for intensification through redevelopment. In most cases these Urban Village areas have proximity to transit, existing services and other amenities that support their intensification. Each Urban Village has a planned job and housing growth capacity, the distribution of which should be carefully defined through an Urban Village Plan. [Location of a site within the Urban Village Area Boundary does not necessarily allow residential or other specific uses. Specific allowable uses within the Boundary Area will be identified following preparation of an Urban Village Plan.](#)

The Urban Village Area Boundary can also include single-family detached, historic structures, or other properties that are not intended to redevelop. The intent of including these areas in the Urban Village Area Boundary is to ensure that the Urban Village Plan for the area addresses potentially sensitive interfaces between more and less intensive uses.

Properties with an Urban Village Area Boundary have an underlying General Plan designation, and [generally](#) new development must conform to the underlying designation for the property. Most sites within areas designated as within the Urban Village Area Boundary, planned for full redevelopment in a later Plan Horizon, have a Neighborhood Community Commercial or other non-residential designation, so that new residential development [is planned](#) only [to](#) occur when the City commences the identified Plan Horizon for that Village area. [\(see Chapter 7 – Implementation for a description of Planning Horizons and Urban Village Planning\)](#)

As part of the decision to commence a new Plan Horizon, the City will change the underlying designations to Urban Village or another designation that supports subsequent implementation of the Village. In some cases limited housing growth is allowed [on sites](#) within a future Horizon Urban Village Area Boundary when explicitly consistent with the goals and policies in this General Plan. [Specifically, it is possible to find conformance with the General Plan Land Use / Transportation Diagram for residential or residential-mixed use development projects on sites with a commercial or other designation, provided that those projects meet the Signature Project, incidental residential or residential Pool project criteria established within the General Plan Implementation chapter policies or conform to the uses identified for the site within an Urban Village Plan that has been accepted by the City Council.](#) Medical offices, as well as full-service hospitals, could be appropriate near-term or long-term uses within an Urban Village.

Open Hillside Golf Course Site

The Golf Course Site Overlay designation is applied to Open Hillside locations (outside of the City's Urban Growth Boundary) that are either currently operating as, or may potentially be developed fully for use as a golf course at some point in the future. This floating designation is applied to specifically identified properties and allows for the potential development and operation of a golf course as an alternative to the uses otherwise allowed by the underlying base designations for those properties. Because a significant amount of prepared land area is intrinsic to a golf courses use, up to 35% of an identified Open Hillside golf course site may be disturbed with grading or planting of non-native vegetation, however use of urban services, either through extension of utilities or use of comparable on-site alternatives, is not allowed.

Solid Waste & Candidate Solid Waste Disposal Site

San José's Solid Waste Disposal Site designation is applied to locations that are either currently operating, as or fully permitted for, a solid waste disposal facility. Guadalupe, Kirby Canyon, Newby Island, Zanker Materials Processing Facility, and Zanker Road Landfill are currently designated active sites. Candidate Solid Waste Disposal Sites are locations that are under consideration for development as active solid waste disposal sites. All current candidate sites are located in inland canyon locations. These sites include Encinal, Metcalf and Tennant Canyons. These are "floating" designations, only intended to represent general locations. An 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.

Development of Solid Waste Disposal Sites may occur under public or private proprietorship and may include such related or ancillary activities as equipment maintenance. For Solid Waste Disposal Sites located within the City's Urban Growth Boundary, Other uses which may be allowed include ~~the~~ collection and processing of materials to be recycled, composting, landfill gas recovery, and energy conversion operations ~~that, for sites located within the City's Urban Service Area and Urban Growth Boundary, are supported uses and~~ may continue on ~~a portion of~~ the site after landfill closure. For Solid Waste Disposal Sites located outside of the Urban Growth Boundary, Uses that do not require urban utilities or significant structures, such as composting and processing some construction and demolition materials, may continue on the surface of the landfill following completion of disposal operations. The allowed uses pursuant to this designation should comply with the Zero Waste goals and policies of this Plan.

The designation of a Candidate Solid Waste Disposal Site should be applied only in non-urban locations, outside of the Urban Service Area, where no adjacent or nearby properties are devoted to or planned for uses incompatible with the operation of a landfill. Non-urban land use designations on surrounding or nearby properties may be changed only if the proposed Plan amendment incorporates measures to maintain compatibility with the existing or Candidate Solid Waste Disposal Site. The City Council should acquire or approve a specific solid waste disposal site only if surrounding land uses are compatible with the operation of such a site.

Urban Village Plan Areas

The following areas have Urban Village Plans which have been ~~adopted~~reviewed by the City Council and provide ~~additional~~detailed land use policy guidance, consistent with the requirements of the General Plan Implementation Policies for Urban Village Areas:

1. Rincon South – The former Rincon South Specific Plan provides land use guidance for the two Urban Villages located within the Rincon South area.
2. North San Jose – the North San Jose Neighborhoods Plan, North San Jose Area Development Policy and North San Jose Urban Design Guidelines address five Transit Employment Residential Overlay areas located within North San Jose. These documents provide land use guidance for these Overlay areas consistent with the objectives of the Urban Village planning process.
3. Alum Rock Avenue (between King Road and Highway 680) – The MS Main Street zoning district, developed specifically to apply to properties located along the portion of Alum Rock Avenue between King Road and Highway 680), provides sufficient land use policy direction to meet the intent of the Urban Village designation as it is applied to those properties.

Area Development Policies

The Envision General Plan may support a specific amount of job and housing growth within areas covered by Area Development Policies that exceeds the amount identified within the applicable Area Development Policy. In such an instance, that additional growth capacity will not become available for new development until the terms of the Area Development Policy ~~has~~have been modified to reflect the new capacity, including any requirements for mitigation, ~~have been fully satisfied~~.

Chapter 6 – Land Use and Transportation

Industrial Lands

Goal LU-6 – Industrial Preservation

Preserve and protect industrial uses to sustain and develop the city's economy and fiscal sustainability.

Policies – Industrial Preservation

LU-6.1 Prohibit conversion of lands designated for light and heavy industrial uses to non-industrial uses. Prohibit lands designated for industrial uses and mixed industrial-commercial uses to be converted to non-employment uses. Lands that have been acquired by the City for public parks, public trails, or public open space may be re-designated from industrial or mixed-industrial lands to non-employment uses. [Within Five Wounds BART Station Urban Village Area, phased land use changes, tied to the completion of the planned BART station, may include the conversion of lands designated for Light Industrial, Heavy Industrial or other employment uses to non-employment use provided that the Urban Village area maintains capacity for the overall total number of existing and planned jobs.](#)

Rural Residential, Lower Hillside and Open Hillside Areas

[The Rural Residential, Lower Hillside and Open Hillside designated areas](#) are natural resources that provide a valuable scenic backdrop for much of the City and serve as habitat for a wide variety of plants and animals. The Goals & Policies in this section seek to preserve and protect these hillside and rural areas as positive contributors to San José while also protecting the public from the natural hazards, such as landslides or fires, which can occur in these areas. Because areas designated as Rural Residential, Lower Hillside or Open Hillside on the Land Use/Transportation Diagram are often located on slopes greater than seven percent, and in some cases greater than fifteen percent, their development typically requires significant grading activities which are addressed in these Policies. Areas with slopes greater than thirty percent are typically ridgelines that need special treatment to protect views from the valley and to prevent exposure to hazards. For purposes of this section, all areas designated as Hillside, Rural Residential, or Open Hillside on the Land Use / Transportation Diagram are referred to as hillside and/or rural residential areas. The policies in this section complement and must be considered in conjunction with other parts of this Plan, including but not limited to the Urban Growth Boundary Policies and the Land Use/Transportation Diagram designations for individual properties.

Goal LU-17– Hillside / Rural Preservation

Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of these areas.

Policies – Hillside / Rural Preservation

LU-17.4 Apply the following guidelines for development in hillside and rural residential areas in order to preserve and enhance the scenic and aesthetic qualities of the natural terrain:

- a. Design development in a sensitive manner to highlight and complement the natural environment.

- b. Use large lot sizes and varying setbacks in order to respect and preserve natural features of the land.
- c. Adapt construction techniques and housing types to variable terrains. Use split pads and stepped foundations where appropriate, especially to minimize required grading, and discourage conventional, single flat-pad housing designs.
- d. Consider privacy, livability, solar orientation and wind conditions when siting residential dwellings. Dwelling unit sites should take advantage of scenic views but should be located below hilltops to protect the aesthetics and ridgeline silhouette viewed from below, from public places, and from the valley floor.
- e. Encourage preservation of existing trees, rock outcroppings and other significant features.
- f. When grading or recontouring of the terrain is proposed, preserve the natural character of the hills and blend the alterations into the natural terrain.
- g. Design streets to provide access and connectivity for area residents, and consider potential viewshed opportunities in siting development. [Provide adequate access to safely accommodate potential traffic without significantly impacting local transportation routes. Consistent with accessibility requirements for emergency vehicles](#), consider and encourage reduced width and modified street sections to design streets for utility and to minimize grading.
- h. [Limit new structures or use of non-native vegetation in all new development projects to prevent adverse biological impacts and adverse visual impacts as viewed from the Valley floor or from adjacent public recreational areas. Design new structures to blend harmoniously with the natural setting. Agricultural crop production may be visible.](#)

Goal LU-18– Hillside Development [Hazard Avoidance](#)

Minimize exposure of the public to potential environmental hazards associated with development on the hillsides.

Policies – Hillside Development [Hazard Avoidance](#)

- LU-18.1 Allow development in hillside areas only if potential danger to the health, safety, and welfare of the residents, due to landslides, fire, or other environmental hazards, can be mitigated to an acceptable level [as defined in State and City ordinances and policies](#). [Demonstrate that all new development will not result in significantly increased risks and public costs associated with natural hazards.](#)
- LU-18.3 Require soils and geologic review of hillside development proposals to assess such potential hazards as seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding, erosion and sedimentation in order to determine if these hazards are present and can be adequately mitigated. Use geotechnical studies of hillside development proposals to determine the full extent of seismic and other hazards, the optimum locations for structures, [roads, and utilities](#), the advisability of special structural requirements [and amenities such as swimming pools or ponds](#), and the feasibility and desirability of a proposed structure [and/or irrigated landscaping](#) in a specified location.

Land Use Policies – Non-Urban Areas

Land use policies for non-urban areas reinforce the Greenline/Urban Growth Boundary and protect hillsides, habitat, and scenic vistas. They identify appropriate uses for areas on the perimeter of the City that need special consideration given their unique geologic, environmental, or aesthetic characteristics [and reinforce the distinction between the City's urbanized and non-urbanized areas.](#)

Goal LU-19– Urban Growth Boundary (Open Hillside / Agriculture Lands)

Respect the Greenline/Urban Growth Boundary to preserve the beauty and natural resources of the rural and hillside areas, to maintain the fiscal health of the City, to direct private and public investment within identified growth areas, and to preclude development in areas subject to natural hazards.

Policy – Urban Growth Boundary (Open Hillside / Agriculture Lands)

LU-19.4 Reserve areas outside the Greenline/Urban Growth Boundary (UGB) for rural, agricultural, open space, habitat, or other very low-intensity uses. [Prohibit new urban development outside of the Greenline/Urban Growth Boundary \(UGB\). Appropriate land use designations for areas outside of the UGB include Agriculture; Open Hillside; Open Space, Parklands and Habitat; Urban Reserve; and the Open Hillside Golf Course Site Overlay. Other designations may not be applied to lands outside of the UGB.](#)

LU-19.5 Maintain consistency between City and County land use and development policies for the lands outside of the Urban Growth Boundary. [Limit them to uses that maintain the rural, agricultural, habitat, or other low-intensity character of these areas and continue the referral process for development proposals or policy proposals affecting these lands.](#)

[LU-19.6 Use the Urban Service Area \(USA\) boundary as a tool to preserve the non-urban character of development on lands outside of the Urban Growth Boundary. To this end, limit all new development on lands outside of the USA as follows.](#)

- [a\) Do not provide urban services to new development outside of the USA.](#)
- [b\) Require that new development projects cause no significant increase in public services or infrastructure and are non-urban in terms of
 - \[1. Waste water generation rates.\]\(#\)
 - \[2. Traffic generation rates.\]\(#\)
 - \[3. Extent of grading, vegetation removal, drainage modifications or other alteration of the natural environment.\]\(#\)
 - \[4. Noise or other nuisance potential.\]\(#\)
 - \[5. Growth inducing potential.\]\(#\)
 - \[6. Water consumption, excluding the environmentally beneficial use of recycled water.\]\(#\)](#)
- [c\) Distinguish between urban and non-urban uses in terms of water usage by limiting water consumption for new development to use of non-urban sources, including on-site well water, and rainfall catchment. Use of recycled water may be allowed. Irrigation of Open Hillside areas with these water sources may be allowed provided that its use would not result in a substantial direct or indirect environmental impact upon sensitive habitat areas, special status species, geologic hazard avoidance or the visual environment.](#)

[LU-19.8 Due to the increased potential for some particular environmental impacts on lands located outside of the Urban Growth Boundary, new development in these areas is](#)

limited to projects that will not result in substantial direct or indirect environmental impacts upon sensitive habitat areas, special status species, geologic hazard avoidance or the visual environment. Additionally, incorporate measures within new development to ensure substantial wildlife corridor protection and prohibit planting of invasive species with the potential to impact sensitive habitat within the project vicinity.

- LU-19.9 For all non-residential uses allowed outside of the Urban Growth Boundary, other than agricultural and single-family residential land uses, open space preservation through dedication of an open space or conservation easement may be required in order to:
- a) Protect the public health, safety and general welfare;
 - b) Prevent or mitigate potentially significant adverse environmental impacts; and/or
 - c) To create perimeter areas that adequately buffer neighboring properties from adverse off-site impacts of the proposed land use.

- LU-19.10 Preserve the non-urban character of lands outside of the Urban Growth Boundary through implementation of the following land use development policies:
- a) Prohibit subdivisions except at rural or agricultural densities (minimum one hundred sixty acre parcels with exceptions potentially allowing smaller parcels, but in no case less than twenty acre parcels), and consistent with other policies in this plan.
 - b) Prohibit residential development that exceeds one dwelling unit per 20 acres, except when development of a single dwelling unit on an existing legal lot of record would result in development at a higher density.
 - c) Allow low-intensity non-residential development for commercial and institutional uses provided that such development meets the following:
 1. The use is on a large site commensurate with the level of development and in no case less than 250 acres in area.
 2. At least 90% of the total site area will be preserved as open space to provide for protection of the watershed, natural habitat areas and the open aesthetic character of the hillsides. For this policy, open space is defined as area not developed with buildings, parking, roadways or other impervious surfaces.
 - d) Locate and, if possible, cluster new development within the minimum area necessary to accommodate it, in order to avoid or reduce the need for improvements and minimize any potential environmental impacts.
 - e) For non-agricultural land uses, disturb no more than 50% of the total site area through grading, changes to vegetation or other development activity.
 - f) Limit the aggregate Floor Area Ratio for all structures on a project site to no more than 2% of the site area.

Actions

- LU-19.11 Establish a program to create new zoning districts for hillside areas and rezone those lands outside of the Greenline/Urban Growth Boundary (UGB) under City jurisdiction to conform with the General Plan designations of these areas and to be consistent with the purposes of the UGB.

Goal TR-8 – Parking Strategies

Develop and implement parking strategies that reduce automobile travel through parking supply and pricing management.

Actions – Parking Strategies

TR-8.12 As part of the entitlement process, consider opportunities to reduce the number of parking spaces through ~~require large developments to complete a parking demand analysis that accounts for~~ shared parking, TDM actions, parking pricing or other measures which can reduce parking demand ~~to determine the appropriate parking supply.~~ Consider the use of ~~Encourage the parking-~~reserve landscaped open space or recreational concept (i.e., landscaping areas that can be used on a short-term basis to provide parking or converted to formal parking in the future if necessary) ~~to ensure that excessive parking is not provided. If the additional parking is not needed in the future, promote the establishment of the landscaped parking reserves as permanent landscaped areas or recreational amenities.~~

Goal TR-14 – Safe Airport

Ensure that airport facilities in San José are safe by removing potential conflicts between land use and airport operations.

Policies – Safe Airport

TR-14.4 Require aviation easement dedications, setting forth maximum elevation limits as well as for acceptance of noise or other aircraft related effects, as needed, as a condition of approval of development in the vicinity of airports.

Trail Network

San José’s climate is ideal for bicycling and walking, and the Trail Network Goals, Policies, and Implementation Actions (Trail Network Policies) seek to capitalize on the City’s mild temperatures and more than 300 sunny days per year. As of 2010, San José offers more than 54 miles of trails in 27 unique trail systems.

The Trail Network Policies focus on continuing to improve the quantity and quality of trails in San José to increase their use for transportation and recreation purposes. The Trail Network Policies recognize the important connections that trails provide and that these connections also encourage people to use them to commute to work or school and to access a range of destinations that meet their daily needs, such as parks, grocery stores, personal services, and entertainment venues.

Building on their connective nature, trails provide alternatives to automobile transportation and important amenities for recreation. Trails further environmental, social, and transportation goals of this Plan. Trail access and usage can also be important components to encouraging a more active and healthful lifestyle.

The Trail Network Policies lead to an interconnected and well-distributed network of trail systems to support recreation and commuting. San José’s Trail Network makes use of creek and stream corridors, utility corridors, open spaces, and other natural and man-made features to connect areas of the City. The 100-mile Trail Network, linked to a 400-mile on-street bikeway system (refer to “Circulation” section of this General Plan and adopted San José Bike Plan) combine to form a 500-mile BikeWeb within San José which contributes to a multi-modal transportation system.

San José’s Trail Network is composed of 35 unique trail systems. Most often, the trail systems travel along creeks and rivers. But some also provide public access through open space, utility corridors,

or along highways. Several trail systems serve both recreational and commute users. These systems are identified as “**Core Trail Systems**” because of their length, interconnectivity, and adjacency to housing, employment and commercial activities. The core trail systems are much like the area’s highways and expressways in that they carry higher volumes of travelers and provide access to a greater number of destinations. The remaining trail systems are functionally like neighborhood collector streets and provide a neighborhood-serving working route or permit travel to the core trail systems. These supporting systems are defined as “**Edge Trail Systems**.”

Implementation

Land Use / Transportation Diagram

As set forth in the Land Use / Transportation Diagram and Land Use goals and policies, all substantial new development activity within San José should conform to the Land Use / Transportation Diagram. General Plan land use designations indicate the City’s intent for the appropriate future land use and development character and transportation network facilities for a designated area. The land uses and transportation facilities shown on the Land Use/ Transportation Diagram do not, in all cases, reflect the existing zoning or use of individual properties. As a charter city, San José is exempt from the statutory requirement that zoning be consistent with its General Plan, although zoning will become more consistent as the Plan is implemented over time.

Goal IP-1 – Land Use / Transportation Diagram

Make land use and permit decisions to implement the General Plan Land Use / Transportation Diagram and to further the vision, goals and policies of this General Plan.

Policies - Land Use / Transportation Diagram

IP-1.1 Use the General Plan Land Use / Transportation Diagram designations to indicate the general intended land use, providing flexibility to allow for a mix of land uses, intensities and development forms compatible with a wide variety of neighborhood contexts [and to designate the intended roadway network to be developed over the timeframe of the General Plan](#). Use the Zoning designation to indicate the appropriate type, form and height of development for particular properties.

IP-1.3 Ensure that proposals for redevelopment or significant intensification of [existing](#) land uses on a property conform to the Land Use / Transportation Diagram. Because the Diagram designation identifies the City’s long-term planned land use for a property, non-conforming uses should transition to the planned use over the timeframe of this General Plan. [Allow improvements or minor expansions of existing, non-conforming land uses provided that such development will contribute to San José’s employment growth goals or advance a significant number of other General Plan goals.](#)

Goal IP-2 – General Plan Phasing / Planning Horizons / Major Review

Monitor progress toward General Plan Vision, goals and policies through a periodic Major Review. Evaluate the success of this Plan’s implementation and consider refinement of the Land Use / Transportation Diagram and the General Plan policies to ensure their achievement. Use General Plan Major Reviews to consider increases in available residential development capacity by opening an additional Horizon for development and to assign priority to growth areas within San José for new housing.

Policies – General Plan Phasing / Planning Horizons / Major Review

IP-2.5 During each Major Review of the General Plan evaluate input provided by the reconvened Task Force and achievement of the following key General Plan goals to inform the City Council’s decision, regarding needed changes, to begin the next General

Plan Horizon, or to increase the number of residential units available for non-specific Urban Village areas:

1. Jobs/Housing Balance – Demonstrate improvement of the City’s jobs to employed resident ratio (J/ER) consistent with achievement of 1.3 jobs per employed resident by the year 2040.
2. Fiscal Sustainability – Demonstrate sustainable improvement above 2010 levels in the level of service for City services provided to the San José community.
3. [Housing Supply – Verify that the current Planning Horizon contains adequate capacity to meet San José’s Regional Housing Needs Allocation for the upcoming 4-year term.](#)
4. Infrastructure – Confirm that adequate infrastructure and service facilities, especially transit, exist or that a secure plan for them is in place to support the planned jobs and housing capacity in the current and contemplated Horizon.

General Plan Annual Review and Measurable Sustainability

Goal IP-3 – General Plan Annual Review and Measurable Sustainability

Evaluate the progress of this Plan’s implementation actions and programs, and the Green House Gas (GHG) reduction strategies using its Performance Measures and the Council’s Climate Action/Green House Gas Reduction Policy and, as needed, refine General Plan goals and policies and the Land Use / Transportation Diagram during Annual Review.

Policies – General Plan Annual Review and Measurable Sustainability

IP-3.1 Beginning in 2013, hold one (1) Annual Review hearing for the Planning Commission and the City Council to review and consider proposed amendments to this General Plan and to evaluate its Performance Measures. [Privately initiated](#) General Plan Amendments will not be considered subsequent to adoption of the *Envision* General Plan until 2013.

IP-3.5 Annual Review may include consideration of required General Plan Amendments for proposals to modify identified Urban Village Growth Areas, including creation of new Urban Villages, removal of existing Urban Villages or modification of a Growth Area’s boundaries, or to modify the identified Plan Horizon for an Urban Village. [Creation of a new Urban Village may be considered to facilitate development of an exceptional project that meets standards and objectives comparable to those identified for Signature Projects, including exceeding minimum densities for employment and residential uses and consistency with site and architectural design guidelines.](#) Creation of a new Urban Village area ~~including residential growth capacity~~ will require [transfer of the planned amount of that housing growth capacity be transferred](#) from some other identified Growth Area that has housing growth capacity.

General Plan Annual Review Hearing Process

Goal IP-4 – General Plan Annual Review Hearing Process

Conduct regular open General Plan hearings that provide opportunities for involvement of the community, stakeholders and private property owners, pursuant to State law.

Policies – General Plan Annual Review Hearing Process

IP-4.1 Conduct General Plan Review hearings to consider proposed amendments to the General Plan only once per year, beginning in 2013 [for privately initiated amendments](#), to facilitate a comprehensive review of the cumulative implications of proposed amendments.

Urban Village Planning

Development of vibrant, walkable, mixed-use urban communities, or Urban Villages, at strategic locations throughout the City is key to achieving planned jobs and housing growth in a form consistent with the Vision of this General Plan. When new jobs and housing are concentrated within specific Village areas, important density is established and provides an opportunity for a mix of uses, with retail, services and other commercial uses in close proximity to both residents and worker populations. Urban Villages allow people to walk rather than drive to shops and services, providing greater mobility for the expanding senior and youth segments of the population, and reducing traffic and other environmental impacts.

Goal IP-5 – Urban Village Planning

Use new proposals for residential, mixed use, or employment development to help create walkable, bicycle-, [and transit-](#)friendly “Urban Villages” (also referred to as “Villages” within this General Plan) at strategic locations throughout the City, and to enhance established neighborhoods. In new Village development, integrate a mix of uses including retail shops, services, employment opportunities, public facilities and services, housing, places of worship, and other cultural facilities, parks and public gathering places.

Policies – Urban Village Planning

IP-5.1 Prepare a comprehensive Urban Village Plan prior to the issuance of entitlements for residential development within any of the ~~identified Growth~~ [Urban Village](#) Areas identified on the Land Use / Transportation Diagram. Commercial projects, including those with ancillary residential uses, and “Signature Projects”, as defined in Policy IP-5.10, may proceed in advance of the preparation of a Village Plan. Use the Village Plan to clearly address:

1. **Job [and Housing](#) Growth Capacity:** Identify suitable areas for retail and other employment uses, giving careful consideration to existing and future demand for retail space, the appropriate location and design of retail spaces, opportunities for large-scale and small-scale retail uses, and adequate and appropriate sites for other employment uses consistent with the total planned job capacity for the particular Growth Area.

[Identify suitable areas for residential development, capable of supporting the full amount of planned residential growth capacity. Apply corresponding Land Use / Transportation Diagram or zoning designations to support the proposed employment and residential density ranges.](#)

2. **Urban Village Boundaries and Land Uses:** Identify potential adjustments to the identified Urban Village Boundaries and potential modifications to the Land Use / Transportation Diagram as necessary to best utilize existing land use growth capacity, address neighborhood context, and promote economic development through the identification of optimal sites for retail and other

employment uses. Provide adequate job growth capacity for retail, office and other employment uses to accommodate both the existing levels of activity plus the planned amount of growth for each job type category. Identify and designate existing land uses within the Urban Village Area boundaries, if any, which should be retained rather than made available for redevelopment. Match the planned land uses for any areas within the Urban Village Area which have already been addressed through an overlapping Urban Village plan.

3. **Building Heights and Densities:** Identify for specific properties within the Village Planning area minimum and maximum thresholds for building heights and densities. These standards should fall within the broader ranges established in the Land Use / Transportation Diagram and be consistent with planned job and housing growth capacity for that Village area. Implement these standards through the Zoning process prior to development of new residential or mixed-use, residential projects.
4. **Infrastructure:** Identify locations for parks, plazas, public and quasi-public open spaces, and sites to potentially incorporate libraries, public safety facilities and other public uses, along with other infrastructure needs. A Village Plan should also consider the adequacy of public and private utilities to serve the planned growth capacity.
5. **Urban Character:** Include streetscape and building frontage design, pedestrian facility improvements and other urban design actions necessary to successfully implement the Village concept.
6. **Greenhouse Gas Reduction:** Identify locations of existing and planned transit and pedestrian and bicycle facilities and include design and implementation measures necessary to meet City goals for vehicle miles travelled (VMT) reduction and greenhouse gas (GHG) emission reductions.
7. **Financing:** Consider ~~special~~ financing mechanisms which ~~could~~may be needed to ~~potentially~~ deliver ~~the increased level of~~public improvements, amenities, and the like envisioned within the Urban Village Plan.
8. **Implementation:** Consider the establishment of phasing triggers or other implementation tools for specific land use changes within the context of the Urban Village Plan to support achievement of the Urban Village Plan goals consistent with other General Plan goals and policies so that implementation of the Urban Village Plan over time will consistently provide sufficient capacity for a number of jobs equal to planned new job growth capacity plus maintenance of existing job capacity.

IP-5.4 Prepare and implement Urban Village Plans carefully, with sensitivity to concerns of the surrounding community, and property owners and developers who propose redevelopment of properties within the Urban Village areas. Proceed generally in the order of the following timeline, although some steps may be taken concurrently:

1. City Council approves commencement of the Plan growth Horizon which includes the Urban Village Area during a Major General Plan Review. Completing Urban Village Plans for Urban Villages within the current Horizon is

of greatest priority, but it is possible to prepare an Urban Village Plan for an Urban Village in an upcoming Horizon.

2. The City completes preparation of and Council ~~approves~~ reviews an Urban Village Plan.
3. The City or private property owners initiate rezoning for specific properties within the Urban Village as needed to implement the Urban Village Plan. Because most Urban Village sites initially have commercial zoning, rezoning will be necessary to provide for redevelopment and intensification with residential or residential mixed use projects on those sites.
4. Private property owners or developers propose individual site designs and building architecture to be reviewed and determined through a Development Permit application and review process.

IP-5.10 Non-residential development may proceed within Urban Village areas in advance of the preparation of an Urban Village Plan. In addition, residential, mixed-use “Signature” projects may also proceed ahead of preparation of a Village Plan. A Signature project clearly advances and can serve as a catalyst for the full implementation of the General Plan Urban Village strategy. Signature projects may be developed within an Urban Village designated as part of the current Plan Horizon, or in a future Horizon Urban Village area by making use of the residential Pool capacity. Residential, mixed-use Signature projects may proceed within Urban Village areas in advance of the preparation of an Urban Village Plan if they fully meet the following requirements:

1. Conform to the Land Use / Transportation Diagram. Within the Urban Village areas, Signature projects are appropriate on sites with an Urban Village, residential, or commercial Land Use / Transportation Diagram designation.
2. Incorporate job growth capacity above the average density of jobs/acre planned for the developable portions of the entire Village Planning area and, for portions of the Signature project that include housing, those portions incorporate housing density at or above the average density of dwelling units per acre planned for the entire Village Planning area.
3. Is located at a visible, prominent location within the Village so that it can be an example for, but does not impose obstacles to, subsequent other development within the Village area.

Additionally, the proposed Signature project will be reviewed for substantial conformance with the following objectives:

4. Includes public parklands and/or privately maintained, publicly-accessible plazas or open space areas.
5. Achieves the pedestrian friendly design guideline objectives identified within this General Plan.
6. Is planned and designed through a process that provided a substantive opportunity for input by interested community members.
7. Demonstrates high-quality architectural, landscape and site design features.
8. Is consistent with the recommendations of the City’s Architectural Review Committee or equivalent recommending body if the project is subject to review by such body.

Zoning

The zoning process consists of rezoning lands within the incorporated City limits or the rezoning of property proposed for annexation from one zoning district to another.

Goal IP-8 – Zoning

Use rezoning of property to directly implement the land use designations as shown on the Land Use/Transportation Diagram. By City Council policy, the rezoning of property should ordinarily conform to the General Plan.

Policies - Zoning

IP-8.4 Within Urban Village areas, review rezoning actions for consistency with applicable Urban Village Plans. Align the location, density and form of new residential or residential mixed-use development with standards established within the applicable Urban Village Plan or consistent with the requirements for Signature projects or ancillary residential development as provided for in the General Plan.

Site Development

Goal IP-10 – Site Development

Use the Site Development permit process to implement the General Plan goals and policies.

Policies – Site Development

IP-10.4 Within Urban Village areas, review Site Development permits for consistency with applicable Urban Village Plans. Align the location, density and form of new residential or residential mixed-use development with standards established within the applicable Urban Village Plan or consistent with the requirements for Signature projects or ancillary residential development as provided for in the General Plan.