

TABLE OF CONTENTS

SAN JOSE 2020 GENERAL PLAN TEXT (as of July 20, 2005)

TABLE OF CONTENTS

The following pages include the Table of Contents (TOC) of the 2020 General Plan as well as the List of Figures and List of Maps.

How to use it?

(links are under construction at this time)

In the TOC you will find the page-location of every chapter, main title, sub-titles and appendices. We have created links to every *chapter* and *main title* to make it easy for you to navigate through the document.

- Chapters Titles are indicated in bold capital letters.
- Main Titles are indicated in capital letters.

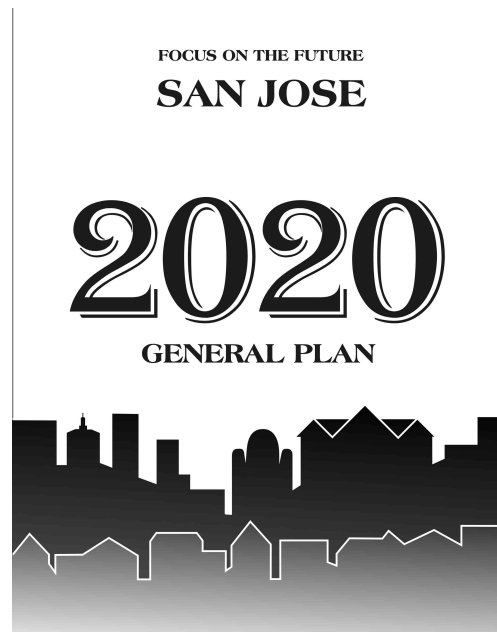


TABLE OF CONTENTS

TABLE OF CONTENTS

I. INTRODUCTION	3
PURPOSE OF THE GENERAL PLAN.....	3
FORMAT AND ORGANIZATION OF THE GENERAL PLAN	4
Data Analysis	4
Policy.....	4
Implementation.....	4
Perspective	5
THE PLANNING PROCESS.....	5
History of the General Plan.....	5
San José 2020: Focus on the Future	5
II. BACKGROUND FOR PLANNING	9
NATURAL ENVIRONMENT.....	10
URBAN SETTING	14
JOBS AND HOUSING	19
FISCAL SETTING	22
DEMOGRAPHICS AND PROJECTIONS OF POPULATION	24
PROJECTIONS OF EMPLOYMENT AND ECONOMIC ACTIVITY	28
LAND USE/TRANSPORTATION DIAGRAM DEVELOPMENT	32
Economic	32
Environmental	32
Housing.....	32
Demographic.....	33
Fiscal.....	33
Urban Services.....	33
Growth Alternatives.....	34
III. MAJOR STRATEGIES	41
ECONOMIC DEVELOPMENT	42
GROWTH MANAGEMENT	44
DOWNTOWN REVITALIZATION.....	45
URBAN CONSERVATION/ PRESERVATION.....	46
THE GREENLINE/URBAN GROWTH BOUNDARY	47
HOUSING	49
SUSTAINABLE CITY	51
IV. GOALS AND POLICIES	55
CITY CONCEPT	56
Urban Conservation	56
Community Identity	56
Neighborhood Identity	56
Balanced Community	57

TABLE OF CONTENTS

COMMUNITY DEVELOPMENT.....	57
Land Use.....	57
<i>Residential Land Use</i>	57
<i>Commercial Land Use</i>	61
<i>Industrial Land Use</i>	62
Economic Development.....	65
Greenline/Urban Growth Boundary.....	67
Urban Service Area.....	70
Urban Design	71
Hillside Development	78
HOUSING	81
Distribution	82
<i>Discrimination</i>	83
<i>Conservation and Rehabilitation</i>	83
<i>Low/Moderate Income Housing</i>	84
<i>Rental Housing Supply</i>	84
<i>Design Review</i>	84
<i>Administrative</i>	85
<i>Support Services</i>	86
SERVICES AND FACILITIES	86
Level of Service	87
<i>Traffic</i>	88
<i>Sanitary Sewer Systems</i>	90
<i>Sewage Treatment</i>	90
<i>Storm Drainage and Flood Control</i>	90
<i>Other Services</i>	90
<i>Schools</i>	91
Infrastructure Management.....	92
Transportation.....	92
<i>Thoroughfares</i>	95
<i>Impacts on Local Neighborhoods</i>	95
<i>Transit Facilities</i>	95
<i>Pedestrian Facilities</i>	97
<i>Transportation Systems Management/ Transportation Demand Management</i>	97
<i>Truck Facilities</i>	98
<i>Parking</i>	98
<i>Rail</i>	98
<i>Aviation</i>	99
<i>Bicycling</i>	99
Solid Waste.....	100
<i>Solid Waste Capacity</i>	101
<i>Landfill Siting Criteria</i>	101
<i>Siting Criteria for other Solid Waste Management Facilities</i>	102

TABLE OF CONTENTS

AESTHETIC, CULTURAL AND RECREATIONAL RESOURCES.....	102
Historic, Archaeological and Cultural Resources	102
Parks and Recreation.....	105
Scenic Routes	108
Trails and Pathways	109
NATURAL RESOURCES.....	111
Natural Communities and Wildlife Habitats	111
<i>Woodlands, Grasslands, Chaparral and Scrub</i>	112
<i>Bay and Baylands</i>	114
<i>Urban Forest</i>	117
<i>Water Resources</i>	118
<i>Extractive Resources</i>	119
<i>Air Quality</i>	120
<i>Energy</i>	121
<i>Agricultural Lands and Prime Soils</i>	122
HAZARDS	123
Soil and Geologic Conditions	124
Earthquakes	126
Flooding	128
Fire Hazards.....	128
Noise	129
Hazardous Materials	132
<i>Hazardous Waste Management</i>	133
V. LAND USE/TRANSPORTATION DIAGRAM.....	137
SPECIAL STRATEGY AREAS	138
Downtown Core and Frame Areas	138
Area Development Policies	141
Transit-Oriented Development Corridors and BART Station Area Nodes	142
<i>Guadalupe Corridor</i>	144
<i>Stevens Creek Boulevard/West San Carlos Street Corridor</i>	144
<i>Santa Clara Street/Alum Rock Avenue Corridor</i>	144
<i>Winchester Boulevard Corridor</i>	144
<i>Capitol Avenue/Expressway Corridor</i>	144
<i>Vasona Light Rail Corridor</i>	145
<i>Bay Area Rapid Transit (BART) Station Area Nodes</i>	145
<i>Berryessa Station Area Node</i>	145
<i>Santa Clara/28th Streets Station Area Node</i>	146
<i>Downtown Station Area Nodes</i>	146
<i>Evolution of Intensification for Transit-Oriented Development</i>	146
<i>Development Parameters</i>	147
The Golden Triangle Area	149
Housing Initiative Area	150

TABLE OF CONTENTS

LAND USE DIAGRAM	151
Residential	152
<i>Rural Residential: 0.2 Dwelling Units Per Acre</i>	154
<i>Estate Residential: 1 Dwelling Unit Per Acre</i>	154
<i>Very Low Density Residential: 2 Dwelling Units Per Acre</i>	154
<i>Low Density Residential: 5 Dwelling Units Per Acre</i>	154
<i>Medium Low Density Residential: 8 Dwelling Units Per Acre</i>	155
<i>Medium Density Residential: 8-16 Dwelling Units Per Acre</i>	155
<i>Medium High Density Residential: 12-25 Dwelling Units Per Acre</i>	155
<i>High Density Residential: 25-50 Dwelling Units Per Acre</i>	155
<i>Residential Support for the Core Area: 25+ Dwelling Units Per Acre</i>	155
<i>Transit Corridor Residential: 20+ Dwelling Units Per Acre</i>	156
<i>Transit/Employment District Residential: 55+ Dwelling Units per Acre</i>	157
<i>Urban Hillside: 1 Dwelling Unit Per 5 Acres</i>	157
Planned Residential Community / Planned Community	157
<i>Berryessa Planned Residential Community</i>	158
<i>Silver Creek Planned Residential Community</i>	161
<i>Evergreen Planned Residential Community</i>	167
<i>Communications Hill Planned Community</i>	173
<i>Jackson-Taylor Planned Residential Community</i>	179
<i>Midtown Planned Community</i>	185
<i>Tamien Station Area Planned Community</i>	192
<i>Rincon South Planned Community</i>	198
<i>Alviso Planned Community</i>	206
<i>Martha Gardens Planned Community</i>	214
Urban Reserve	222
<i>South Almaden Valley Urban Reserve (SAVUR)</i>	222
<i>Coyote Valley Urban Reserve (CVUR)</i>	225
Combined Residential/Commercial	227
Commercial	228
<i>Neighborhood Business District</i>	229
<i>Neighborhood/Community Commercial</i>	230
<i>Regional Commercial</i>	230
<i>General Commercial</i>	230
<i>Office</i>	230
<i>Core Area</i>	230
Combined Industrial/Commercial	231
Industrial	231
<i>Research and Development</i>	233
<i>Campus Industrial</i>	233
<i>Research, Development and Administrative Office</i>	234
<i>Industrial Park</i>	235
<i>Industrial Core Area</i>	235
<i>Light Industrial</i>	235
<i>Heavy Industrial</i>	236

TABLE OF CONTENTS

Mixed Use	236
<i>Medium Low Density Residential (8 DU/AC) with Mixed Use Overlay</i>	237
<i>Medium High Density Residential (12-25 DU/AC) with Mixed Use Overlay</i>	237
<i>General Commercial with Mixed Use Overlay</i>	237
<i>Industrial Park with Mixed Use Overlay</i>	237
<i>Office with Mixed Use Overlay</i>	238
<i>Mixed Use with no Underlying Land Use Designation</i>	238
<i>Mixed Industrial Overlay</i>	239
Airport Approach Zone	239
Public/Quasi-Public	239
Public Park and Open Space	240
Private Open Space	240
Private Recreation.....	241
Non-Urban Hillside	241
Agriculture	242
Solid Waste Landfill Site	243
Areas of Historic Sensitivity.....	243
Coyote Greenbelt	244
Hazardous Waste Disposal Site (Residuals Repositories)	244
DISCRETIONARY ALTERNATE USE POLICIES	245
Two Acre Rule.....	246
Surplus Public/Quasi-Public and Public Parks/Open Space Land.....	246
Structures of Historical or Architectural Merit.....	246
Live/Work Policy.....	246
Residential Uses on Commercially Designated Parcels	247
Density Bonuses for Rental Housing	247
Density Bonus for Affordable Housing	247
Location of Projects Proposing 100% Affordable Housing.....	247
Use of Surplus City Owned Properties for Affordable Housing.....	248
Population-Dwelling Unit Equivalency.....	248
New Public/Quasi-Public Uses.....	248
Reuse of Non-Conforming Residential Properties	249
Residential Density Increases Along Major Transportation Arterials or Corridors	249
Neighborhood Serving Commercial Uses on Residentially Designated Parcels	249
Non-Transportation Uses Within Developed State Transportation Corridors	250
Alternate Designation for Proposed Freeways and State Transportation Corridors ..	250

TABLE OF CONTENTS

TRANSPORTATION DIAGRAM	251
Thoroughfares.....	251
<i>State Transportation Corridor</i>	252
<i>Transit Mall</i>	252
<i>Pedestrian Mall</i>	252
<i>Freeway</i>	252
<i>Expressway</i>	252
<i>Interchange</i>	252
<i>Separation</i>	253
<i>Arterial (Minor/Major Street)</i>	253
<i>Major Collector</i>	253
<i>Local Street</i>	253
<i>Freeway Connector</i>	254
<i>Rail Line</i>	254
<i>Contingent Designation</i>	254
Transit System	254
Transportation Systems Management/Transportation Demand Management	254
RAIL TRANSIT DIAGRAM	255
Heavy Rail.....	255
Light Rail	256
Multimodal Station	256
Transit Mall	256
TRANSPORTATION BICYCLE NETWORK DIAGRAM	256
SCENIC ROUTES AND TRAILS DIAGRAM	263
Scenic Routes.....	263
Trails and Pathways.....	267
VI. IMPLEMENTATION	271
DEVELOPMENT REVIEW PROCESS	272
Specific Plans	272
Zoning.....	273
Subdivision.....	274
Site Development.....	274
Annexations	274
Environmental Clearance.....	274
Level of Service Policies.....	275
Building Permits	275
Citizen Participation	275
CAPITAL IMPROVEMENT PROGRAM.....	276
DEVELOPMENT FEES, TAXES AND IMPROVEMENT REQUIREMENTS	277
REDEVELOPMENT	278
CENTRAL INCENTIVE ZONE	279

TABLE OF CONTENTS

HOUSING 279

 Summary of Housing Needs Analysis 279

 Determining an Appropriate Program Response 280

 Housing Assistance Program Objectives 281

Construction Activity Projections 281

Local Assisted Housing Programs Objectives 282

 Existing and New Programs 283

The Use of the City's 20% Redevelopment Housing Fund 283

Tax Allocation Bonds 284

Community Development Block Grant Funding 284

 Equal Housing Opportunities 292

GENERAL PLAN REVIEW AND AMENDMENT PROCESS 292

SPECIAL IMPLEMENTATION PROGRAMS 293

 Hillside and Greenbelt Assessment Study 293

 Sustainable City Strategy 294

IMPLEMENTATION OF THE GENERAL PLAN BY OTHER AGENCIES 294

VII. REFERENCES 297

LEGISLATIVE MANDATE 297

 Land Use Element 297

 Circulation Element 297

 Housing Element 297

 Conservation Element 297

 Open Space Element 297

 Noise Element 297

 Safety Element 297

GLOSSARY 298

BIBLIOGRAPHY 303

SAN JOSE 2020 GENERAL PLAN APPENDICES 307

 APPENDIX A - Open Space Inventory (Available Separately)

 APPENDIX B - Seismic Safety (Available Separately)

 APPENDIX C - Housing (Available Separately)

 APPENDIX D - Noise (Available Separately)

 APPENDIX E - Major Collector Streets (Following Pages) E-1

 APPENDIX F - Mixed Use Inventory (Following Pages) F-1

 APPENDIX G - Siting Criteria for Hazardous Waste Management Facilities (Available Separately)

 APPENDIX H - Species of Concern (Available Separately)

 APPENDIX I - Transportation Bicycle Network (Following Pages) I-1

 APPENDIX J - Priority Areas Network J-1

TABLE OF CONTENTS

LIST OF FIGURES

Figure 1. Monthly Housing Cost	16
Figure 2. Median Residential Resale Prices	16
Figure 3. Vacant Land in San José	17
Figure 4. Jobs/Housing Comparison in Santa Clara County	21
Figure 5. Fiscal Comparison of California Cities Exceeding 250,000 population	23
Figure 6. Fiscal Comparison of Full Service Cities in Santa Clara County	23
Figure 7. Age Composition of San José Population, 1990 and 2010	26
Figure 8. Persons Per Household by Housing Type.....	27
Figure 9. San José Household Size	27
Figure 10. Changing Employment Composition in Santa Clara County	30
Figure 11. Projected Shifts in Share of Employment	31
Figure 12. San José 2020: General Plan Alternatives	36
Figure 13. San José 2020: Probable Distribution of New Jobs (1990-2010)	37
Figure 14. San José 2020: Probable Distribution of New Housing (1990-2010).....	37
Figure 15. Acceptable Exposure to Seismic Risk Related to Various Land Uses.....	127
Figure 16. Land Use Compatibility Guidelines for Community Noise	131
Figure 17. Silver Creek Planned Residential Community Land Use Designations	166
Figure 18. Evergreen Planned Residential Community	171
Figure 19. Jackson-Taylor PRC Mixed Use Development Potential	184
Figure 20. Industrial Areas	233
Figure 21. Proposed Five-Year Production Goals 1991-1996	282
Figure 22. Production Goals Based on Income and Priority Groups	283
Figure 23. Housing Programs	285

LIST OF FIGURES

LIST OF MAPS

Map 1. San José Setting	13
Map 2. San José Planning Areas	18
Map 3. Downtown Core Area and Frame Area Boundaries.....	140
Map 4. Berryessa Planned Residential Community	159
Map 5. Silver Creek Planned Residential Community	163
Map 6. Evergreen Planned Residential Community	169
Map 7. Communications Hill Planned Community	175
Map 8. Jackson-Taylor Planned Residential Community	181
Map 9. Midtown Planned Residential Community	187
Map 10. Tamien Station Area Planned Community.....	195
Map 11. Rincon South Planned Community	201
Map 12. Alviso Planned Community	209
Map 13. Martha Gardens Planned Community	217
Map 14. Rail Transit Diagram.....	257
Map 15. Transportation Bicycle Network Diagram	259
Map 16. Pedestrian Priority Areas.....	261
Map 17. Scenic Routes and Trails Diagram.....	265

LIST OF MAPS
