

## **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, to facilitate a comprehensive review of the cumulative implications of proposed amendments.
- IP-4.2 Use the General Plan Amendment process to refine the Plan to respond to changing conditions and community needs so that the City, private property owners, developers, community groups and individuals may request changes to planned land uses, or propose changes to the text of the Plan.
- IP-4.3 Engage the community to participate in the General Plan Review and Amendment Process through meetings to inform the community about Amendment proposals, ongoing community notification through various media, as well as through formal public hearings before the Planning Commission and City Council.
- IP-4.4 Analyze proposed General Plan Amendments based on the merits of the individual proposals as well as in the context of cumulative trends and consistency with the General Plan Vision and City Design Concepts.
- IP-4.5 Provide a summary of major policy issues and cumulative effects of proposed changes and to the General Plan to the Planning Commission and City Council during every General Plan hearing.
- IP-4.6 In reviewing major land use or policy changes, consider the availability of police and fire protection, parks and recreation and library services to the affected area as well as the potential impacts of the project on existing service levels.
- IP-4.7 Use the General Plan Annual Review hearings to update the Land Use/Transportation Diagram designations to reflect changes in land uses, zoning, or ownership that create long-term parks, trails, open space, or habitat lands or identified dedicated riparian setback areas.

### **Urban Village Planning**

Development of vibrant, walkable, mixed-use urban communities, or Urban Villages, at strategic locations throughout the City is key to achieving the City's 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 and bicycle-friendly “Urban Villages” 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 Areas, to clearly address:

1. **Job 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.
2. **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.
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 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.
4. **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.

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. **Financing:** Consider special financing mechanisms which could be needed to potentially deliver the increased level of amenities envisioned within the Village concept.

IP-5.2 Develop and use an Urban Village Planning process so that each Urban Village Plan can be successfully completed within an approximately nine month planning period, followed by completion of environmental review as required for adoption of the Plan. Engage Village area property owners to the fullest extent possible, along with representatives of adjacent neighborhood areas, potential developers and other stakeholders in the Village Planning process.

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IP-5.3 Preparation of an Urban Village Plan is not necessary for the Downtown, North San Jose and Specific Plan Areas which have plans and strategies previously developed through a community planning process.

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:

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1. City Council approves commencement of the Plan growth Horizon which includes the Village Area during a Major General Plan Review. Completing Urban Village Plans for Villages within the current Horizon is of greatest priority, but it is possible to prepare a Village Plan for a Village in an upcoming Horizon.
2. The City completes preparation and Council approval of a Village Plan.
3. The City or private property owners initiate rezoning for specific properties within the Village as needed to implement the Village Plan. Because most Village sites initially have commercial zoning, rezoning will be necessary to provide for redevelopment and intensification with residential or residential mixed use projects.
4. Private property owners or developers propose individual site designs and building architecture to be reviewed and determined through a Development Permit process.

IP-5.5 Plan land uses within Village Areas, through the Village Planning process, to include adequate capacity for the full amount of planned job and housing growth, including the identification of optimal sites for new retail development and careful consideration of appropriate minimum and maximum densities for residential and

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employment uses to insure that the Village Area will provide sufficient capacity to support the full amount of planned job growth.

IP-5.6 Identify smaller, distinctive sub-areas within the overall Village boundaries to reflect the potential for the incremental development of the Village over many years. Identify a mix of land uses, accommodating proportional shares of both job and housing growth capacity, for each sub-area.

IP-5.7 Carefully consider the best land uses and urban design standards for properties located along the Village periphery to minimize potential land use conflicts with adjacent properties, in particular, addressing any interfaces with established single-family Residential Neighborhood areas.

IP-5.8 Develop a transportation element for the Village Plan, which addresses:

1. The need for new roadways or paseos to provide additional capacity for internal vehicle and pedestrian circulation and to support intensification of the adjoining properties.
2. Incorporate requirements for new infrastructure, such as safe and comfortable pedestrian connections to nearby transit facilities, necessary to successful implementation of the Village Plan. Such new infrastructure should be planned and have secured financing prior to new residential development commencing construction within the Village area.

IP-5.9 Update the Land Use / Transportation Diagram for the Village area upon completion of an Urban Village Plan to depict the major land use features established within the Village Plan, such as parks, residential mixed-use, commercial mixed-use and employment uses, and replace the Village Overlay designation with the Urban Village designation to indicate that the Urban Village Plan process has been completed.

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IP-5.10 “Landmark” residential mixed-use projects may proceed ahead of preparation of a Village Plan, provided that the proposed project meets all of the following criteria:

1. Incorporates job growth capacity above the average density of jobs/acre planned for the entire Village Planning area.
2. Incorporates housing growth capacity at or above the average density of dwelling units /acre planned for the entire Village Planning area.
3. Is located at a visible, central location within the Village so that it can be an example for other development within the Village area.
4. Includes public parklands and privately maintained plazas or open space areas.
5. Fully achieves the pedestrian friendly design guideline objectives identified within this Plan.
6. Receives the recommendation of the City’s Architectural Review Committee or equivalent recommending body.

### Action – **Urban Village Planning**

IP-5.11 Develop **Urban Village Plans** for **Urban Village** areas identified for housing growth in the current Horizon proactively, ahead of developer demand to begin residential development within each Village area. Actively pursue outside funding opportunities for the Village planning process.

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### **Capital Improvement Program**

The City's Five Year Capital Improvement Program (C.I.P.) indicates the schedule and anticipated funding for the City's investment and construction of capital improvement public infrastructure projects. Construction of these public facilities and infrastructure is a critical component of the City's development going forward in a manner consistent with the goals and policies contained within the General Plan. The C.I.P. is the primary tool used by the City to link the application of City resources with the new development to implement the General Plan.

### **Goal IP-6 – Capital Improvement Program**

Use the City's Five Year Capital Improvement Program (C.I.P.) to implement the construction of public facilities and infrastructure to meet the community's needs consistent with achievement of the General Plan goals and policies.

### **Policies – Capital Improvement Program**

- IP-6.1 Align the C.I.P. with the General Plan Land Use / Transportation Diagram planned land uses and densities and with the General Plan policies, including level of service goals. Use the Land Use / Transportation Diagram, including the Planning Horizons, to determine C.I.P. investment and construction priorities and to plan and design the capacity of public facilities necessary to meet the planned demand for those facilities.
- IP-6.2 Through an annual review of the C.I.P., identify priority capital improvement projects to serve existing or nearer term planned urban development. Implement these projects through Annual Capital Improvement Budget.
- IP-6.3 Engage the community, including the Planning Commission and other community members, in early stages of the C.I.P. preparation to gather additional input on how the C.I.P. can be used to implement the General Plan.
- IP-6.4 Use the C.I.P. as a financial planning document as well as a physical planning document. Plan the construction of improvements to occur in a logical order which prevents unnecessary duplication or inefficiency. Schedule and coordinate infrastructure projects over multiple years as necessary to achieve cost efficiency. (For example, scheduling street improvements to follow installation of sewers and water mains is more efficient and more likely to avoid conflicts than scheduling these improvements independently.)
- IP-6.5 Use the C.I.P. to enable implementation of the General Plan goals and policies, including those for fiscal sustainability, economic development and environmental stewardship. (For example, to implement the General Plan goal to increase