

Envision San José 2040

General Plan Update

January 25, 2011

Item #4.4

Recommendation



- 1) Include GP07-02-01 (iStar) and GP10-05-01 (Rancho del Pueblo) Amendments within scope of Envision EIR.
- 2) Extend consultant contract to include these two Amendments
- 3) Clarify appropriate land uses outside of Urban Growth Boundary
- 4) Reject Request ESJ2040-012 (Edenvale Transit Center)
- 5) Refer Request ESJ2040-005 (Stockton Avenue / The Alameda) to the Diridon Station planning process.
- 6) Reject Requests ESJ2040-013 and ESJ2040-014 (Tamien Station Area) until City is ready for comprehensive update of the Tamien Specific Plan

Key Issues / Decisions for Council

1. Jobs / Fiscal Sustainability Focus
2. Use of Preferred Land Use Scenario
3. Role of Urban Growth Boundary (UGB)
4. Envision General Plan Update Scope and Schedule

Envision Decision Making Framework

Key Steps in Envision Plan Development

- June '07 City Council establishes Guiding Principles
- Sept. '08 Task Force develops Scenario Guidelines
- Feb. '09 Community Workshop identifies Growth Areas
- May '09 Task Force recommends four Study Scenarios
- June '09 City Council accepts Study Scenarios
- April '10 Task Force recommends Preferred Scenario
- April '10 City Council accepts Preferred Scenario

Issue #1

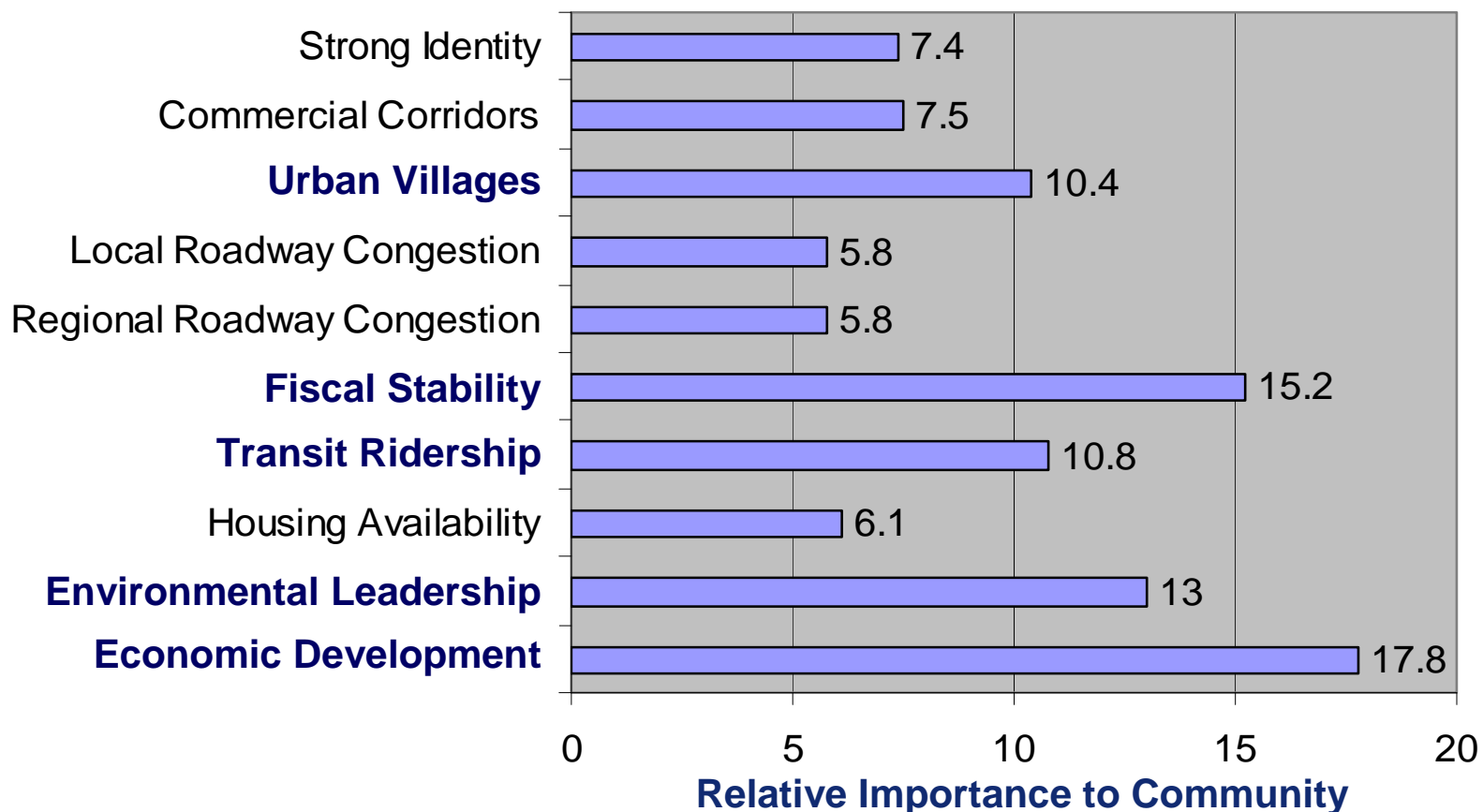
Following Task Force and City Council direction, the Draft Envision Plan:

- Emphasizes job growth
- Promotes fiscally beneficial land use decisions
- Supports a Jobs to Employed Resident Ratio (J/ER) of 1.3 jobs per resident

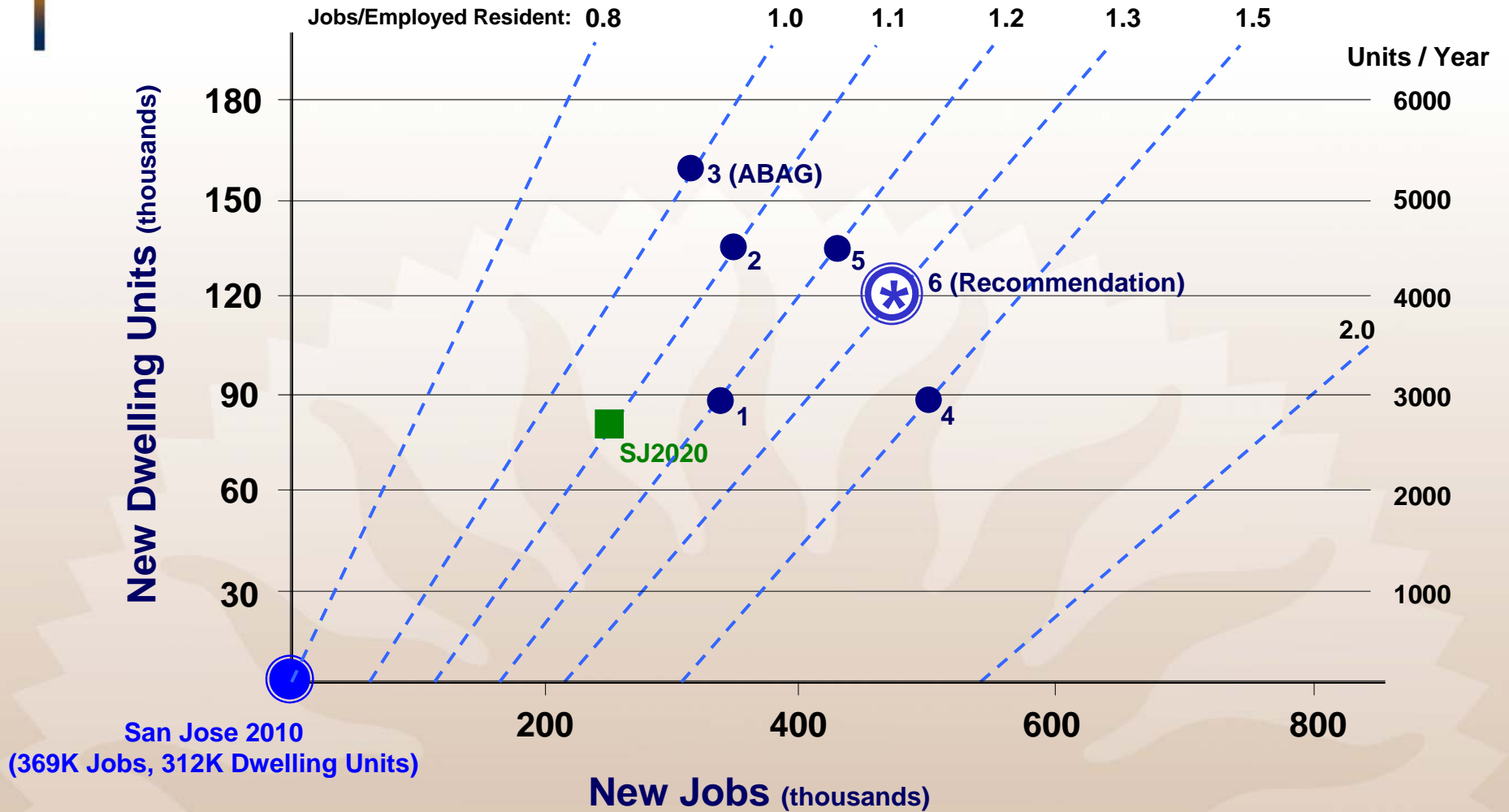
Adjustments to the Draft Plan should maintain this direction.

Employment Focus – Community Priority

Community Identified Planning Priorities



Employment Focus – Study Scenario Selection

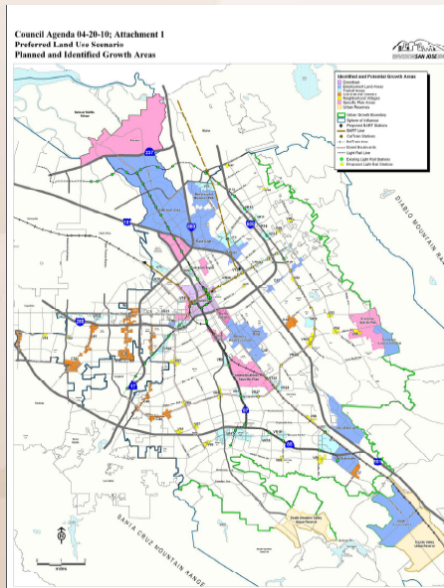


Employment Focus – Preferred Scenario



Preferred Scenario

- Based on Community Workshops, Task Force Recommendation
- Job Focus (J/ER = 1.3); Growth Capacity = 470,000 Jobs & 120,000 DU
- Identifies growth capacity for strategic Growth Areas
- Selected by City Council on April 20, 2010



Preferred Land Use Scenario - Distribution of Job and Housing Growth Capacity by Location

Location	Jobs	DU	Jobs/ER	Jobs/ER	Jobs/ER	Jobs/ER	Jobs/ER	Jobs/ER	Jobs/ER
Central Business District	45,000	12,000	3.75	3.75	3.75	3.75	3.75	3.75	3.75
Downtown	150,000	40,000	3.75	3.75	3.75	3.75	3.75	3.75	3.75
East San Jose	150,000	40,000	3.75	3.75	3.75	3.75	3.75	3.75	3.75
South San Jose	125,000	38,000	3.29	3.29	3.29	3.29	3.29	3.29	3.29
Total	470,000	120,000	3.92	3.92	3.92	3.92	3.92	3.92	3.92

Preferred Land Use Scenario - Distribution of Job and Housing Growth Capacity by Location

Location	Jobs	DU	Jobs/ER	Jobs/ER	Jobs/ER	Jobs/ER	Jobs/ER	Jobs/ER	Jobs/ER
Central Business District	45,000	12,000	3.75	3.75	3.75	3.75	3.75	3.75	3.75
Downtown	150,000	40,000	3.75	3.75	3.75	3.75	3.75	3.75	3.75
East San Jose	150,000	40,000	3.75	3.75	3.75	3.75	3.75	3.75	3.75
South San Jose	125,000	38,000	3.29	3.29	3.29	3.29	3.29	3.29	3.29
Total	470,000	120,000	3.92	3.92	3.92	3.92	3.92	3.92	3.92

Issue #2

Significant modification of the identified Growth Areas:

- Is inconsistent with prior Task Force and City Council decisions
- Will require revision of the project definition and Envision schedule.

The Draft Envision Plan maintains the Pleasant Hills Golf Course designation of Private Recreation

Preferred Scenario – Neighborhood Villages

V56 Pleasant Hills Golf Course – Chronology

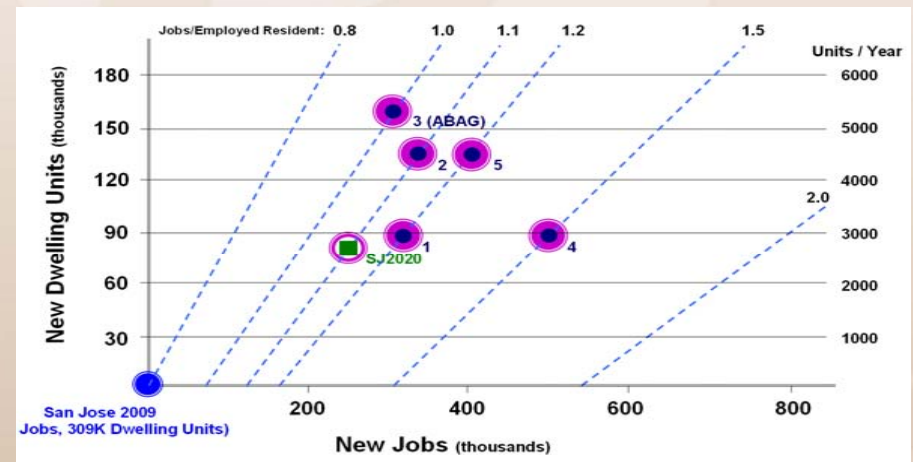
Evergreen East Hills Vision Strategy

05-11-05 General Plan Amendment filed to convert site to housing

Development of Study Scenarios

02-07-09 “Potential Village” V56 Identified as Low Priority Growth Area

02-22-10 Only Scenario 3-K (ABAG) includes Housing on V56

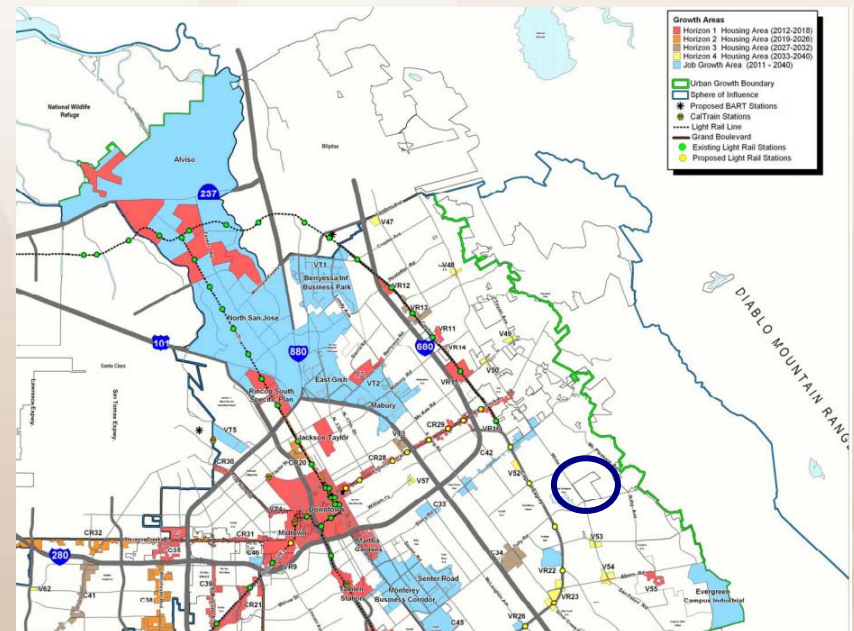
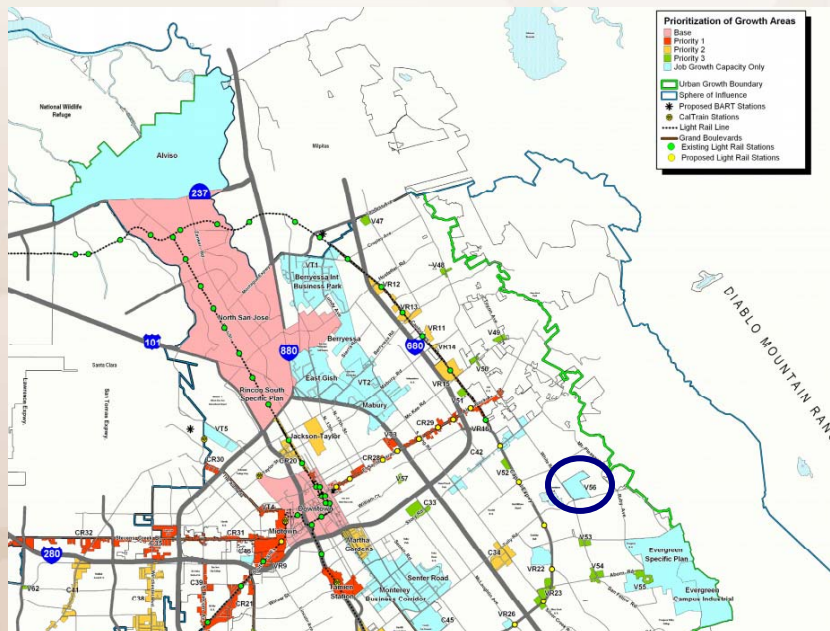


Preferred Scenario – Neighborhood Villages

V56 Pleasant Hills Golf Course – Chronology

Development of a Preferred Scenario

- 03-22-10 V56 Depicted as Job Growth (No Housing) Area
- 04-12-10 V56 Dropped from Growth Areas Diagram



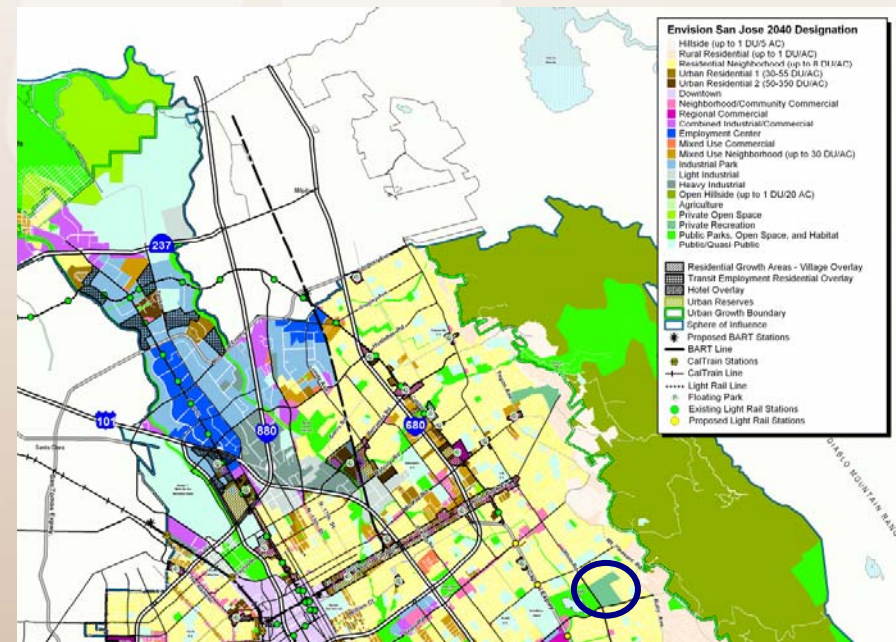
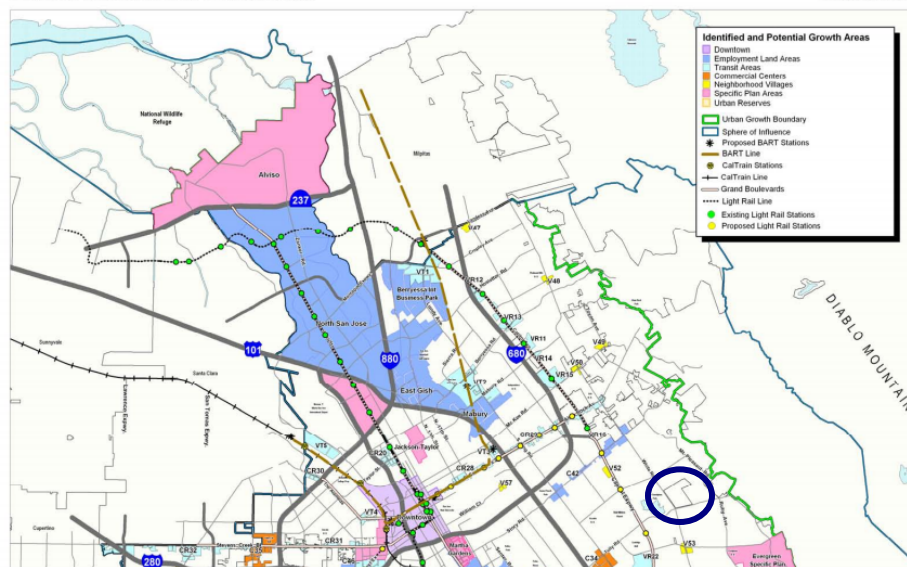
Preferred Scenario – Neighborhood Villages

V56 Pleasant Hills Golf Course – Chronology

Development of a Preferred Scenario

- 04-20-10 Council Selection of Preferred Scenario (No Growth on V56)
- 06-07-10 Site maintained as “Private Recreation” on 1st Draft Diagram

Council Agenda 04-20-10; Attachment 1
Preferred Land Use Scenario
Planned and Identified Growth Areas



Preferred Scenario – Neighborhood Villages

Council Agenda 04-20-10; Attachment 2
 Preferred Land Use Scenario
 Distribution of Job and Housing Growth Capacity by Location



Preferred Land Use Study Scenario - Distribution of Job and Housing Growth Capacity by Location												
839,450 Jobs and 429,350 Dwelling Units; 1.3 J/ER												
Existing 2008 Development: 369,450 Jobs & 309,350 DU												
Growth Above Existing: 470,000 Jobs & 120,000 DU												
Revised March 30, 2010												
Scenario Summary Data												
	Total Jobs Added	Industrial/Warehouse	R&D/ Low-Rise	Mid & High Rise Office	Retail (Small)	Retail (Large)	Institutional /Other	Total DU Added	Total MFD	Total SFD	Total HH	Population Added (3.06 P/HH)
Neighborhood Villages												
V47 - Landess Av/Morrill Av	600	-	275	-	150	-	175	270	270	-	261	800
V48 - Piedmont Rd/Sierra Rd	400	-	260	-	70	-	70	150	150	-	145	445
V49 - McKee Rd/ Toyon Av	400	-	260	-	70	-	70	180	180	-	174	533
V50 - McKee Rd/White Rd	300	-	180	-	60	-	60	168	150	18	163	498
<i>Portion Housing Capacity Already Entitled</i>												
V51 - N. Capitol Av/Madden Av	-	-	-	-	-	-	-	7	-	7	7	21
V52 - E. Capitol Expy/Foxdale Dr	400	-	180	-	70	-	150	212	212	-	205	628
V53 - Quimby Rd/S. White Rd	500	-	280	-	70	-	150	225	225	-	218	667
V54 - Aborn Rd/San Felipe Rd	500	-	150	-	150	-	200	310	310	-	300	919
V55 - Evergreen Village	600	-	250	-	150	-	200	385	360	25	373	1,141
V56 - EEHVS -Pleasant Hills Golf Course	-	-	-	-	-	-	-	-	-	-	-	-
V57 - S. 24th St/William Ct	415	-	200	-	110	-	105	217	150	67	210	643
<i>Portion Housing Capacity Already Entitled</i>												
V58 - Monterey Rd/Chynoweth Rd	1,200	-	900	-	100	-	200	120	120	-	116	356
V59 - Santa Teresa Bl/Cottle Rd	1,090	-	300	-	340	-	450	500	500	-	484	1,482
V60 - Santa Teresa Bl/Snell Av	500	-	300	-	100	-	100	140	140	-	136	415
V61 - Bollinger Rd/Miller Av	400	-	200	-	100	-	100	160	160	-	155	474
V62 - Bollinger Rd/Lawrence Expy	200	-	100	-	50	-	50	70	70	-	68	207
V63 - Hamilton Av/Meridian Av	1,000	-	400	-	300	-	300	710	710	-	688	2,104
V64 - Almaden Expy/Hillsdale Av	800	-	300	-	200	-	300	370	370	-	358	1,097
V65 - Foxworthy Av/Meridian Av	700	-	300	-	200	-	200	250	250	-	242	741
<i>Portion Housing Capacity Already Entitled</i>												
V66 - Branham Ln/Pearl Av	-	-	-	-	-	-	-	55	55	-	53	163
V67 - Branham Ln/Meridian Av	650	-	250	-	200	-	200	310	310	-	300	919
V68 - Camden Av/Branham Ln	650	-	250	-	200	-	200	450	450	-	436	1,334
V69 - Kooser Rd/Meridian Av	850	-	300	-	250	-	300	350	350	-	339	1,037
V70 - Camden Av/Kooser Rd	1,080	-	410	-	420	-	250	623	623	-	603	1,846
V71 - Meridian Av/Redmond Av	505	-	215	-	145	-	145	120	120	-	116	356
V72 - Almaden Expy/Camden Av	-	-	-	-	-	-	-	-	-	-	-	-
V73 - Almaden Expy/Via Valiente	-	-	-	-	-	-	-	-	-	-	-	-
Neighborhood Villages Sub-Total	13,740	-	6,260	-	3,505	-	3,975	6,290	6,180	110	6,092	18,641

Preferred Scenario – Neighborhood Villages

Council Agenda 04-20-10; Attachment 2
 Preferred Land Use Scenario
 Distribution of Job and Housing Growth Capacity by Location



Preferred Land Use Study Scenario - Distribution of Job and Housing Growth Capacity by Location												
839,450 Jobs and 429,350 Dwelling Units; 1.3 J/ER											Revised March 30, 2010	
Existing 2008 Development: 369,450 Jobs & 309,350 DU												
Growth Above Existing: 470,000 Jobs & 120,000 DU												
Scenario Summary Data												
	Total Jobs Added	Industrial/Warehouse	R&D/ Low-Rise	Mid & High Rise Office	Retail (Small)	Retail (Large)	Institutional /Other	Total DU Added	Total MFD	Total SFD	Total HH	Population Added (3.06 P/HH)
Neighborhood Villages												
V47 - Landess Av/Morrill Av	600	-	275	-	150	-	175	270	270	-	261	800
V48 - Piedmont Rd/Sierra Rd	400	-	260	-	70	-	70	150	150	-	145	445
V49 - McKee Rd/ Toyon Av	400	-	260	-	70	-	70	180	180	-	174	533
V50 - McKee Rd/White Rd	300	-	180	-	60	-	60	168	150	18	163	498
<i>Portion Housing Capacity Already Entitled</i>												
V51 - N. Capitol Av/Madden Av	-	-	-	-	-	-	-	7	-	7	7	21
V52 - E. Capitol Expy/Foxdale Dr	400	-	180	-	70	-	150	212	212	-	205	628
V53 - Quimby Rd/S. White Rd	500	-	280	-	70	-	150	225	225	-	218	667
V54 - Aborn Rd/San Felipe Rd	500	-	150	-	150	-	200	310	310	-	300	919
V55 - Evergreen Village	600	-	250	-	150	-	200	385	360	25	373	1,141
V56 - EEHVS -Pleasant Hills Golf Course	-	-	-	-	-	-	-	-	-	-	-	-
V57 - S. 24th St/William Ct	415	-	200	-	110	-	105	217	150	67	210	643
<i>Portion Housing Capacity Already Entitled</i>												
V58 - Monterey	-	-	-	-	100	-	200	120	120	-	116	356
V59 - Santa Teresa	-	-	-	-	340	-	450	500	500	-	484	1,482
V60 - Santa Teresa	-	-	-	-	100	-	100	140	140	-	136	415
V61 - Bollinger	-	-	-	-	100	-	100	160	160	-	155	474
V62 - Bollinger	-	-	-	-	100	-	50	70	70	-	68	207
V63 - Hamilton	-	-	-	-	300	-	300	710	710	-	688	2,104
V64 - Almaden	-	-	-	-	200	-	300	370	370	-	358	1,097
V65 - Foxworthy/Almaden Av	-	-	-	-	200	-	200	250	250	-	242	741
<i>Portion Housing Capacity Already Entitled</i>												
V66 - Branham Ln/Pearl Av	-	-	-	-	-	-	-	55	55	-	53	163
V67 - Branham Ln/Meridian Av	650	-	250	-	200	-	200	310	310	-	300	919
V68 - Camden Av/Branham Ln	650	-	250	-	200	-	200	450	450	-	436	1,334
V69 - Kooser Rd/Meridian Av	850	-	300	-	250	-	300	350	350	-	339	1,037
V70 - Camden Av/Kooser Rd	1,080	-	410	-	420	-	420	623	623	-	603	1,846
V71 - Meridian Av/Redmond Av	505	-	215	-	145	-	145	120	120	-	116	356
V72 - Almaden Expy/Camden Av	-	-	-	-	-	-	-	-	-	-	-	-
V73 - Almaden Expy/Via Valiente	-	-	-	-	-	-	-	-	-	-	-	-
Neighborhood Villages Sub-Total	13,740	-	6,260	-	3,505	-	3,975	6,290	6,180	110	6,092	18,641

Villages with No Residential Growth Capacity

Preferred Scenario – Neighborhood Villages

V56 Pleasant Hills Golf Course – Chronology

Development of a Preferred Scenario

07-20-10	Staff met with property owner to discuss Draft Plan
10-08-10	Applicant / owner representatives notified of upcoming hearing / Alternatives process
11-15-10	Deadline for ESJ2040 Alternatives Request (none filed)
11-18-10	Property Owner notified of City Council Hearing
12-07-10	City Council denies 2005 General Plan Amendment
01-10-11	Letter received from property owner

Issue #3

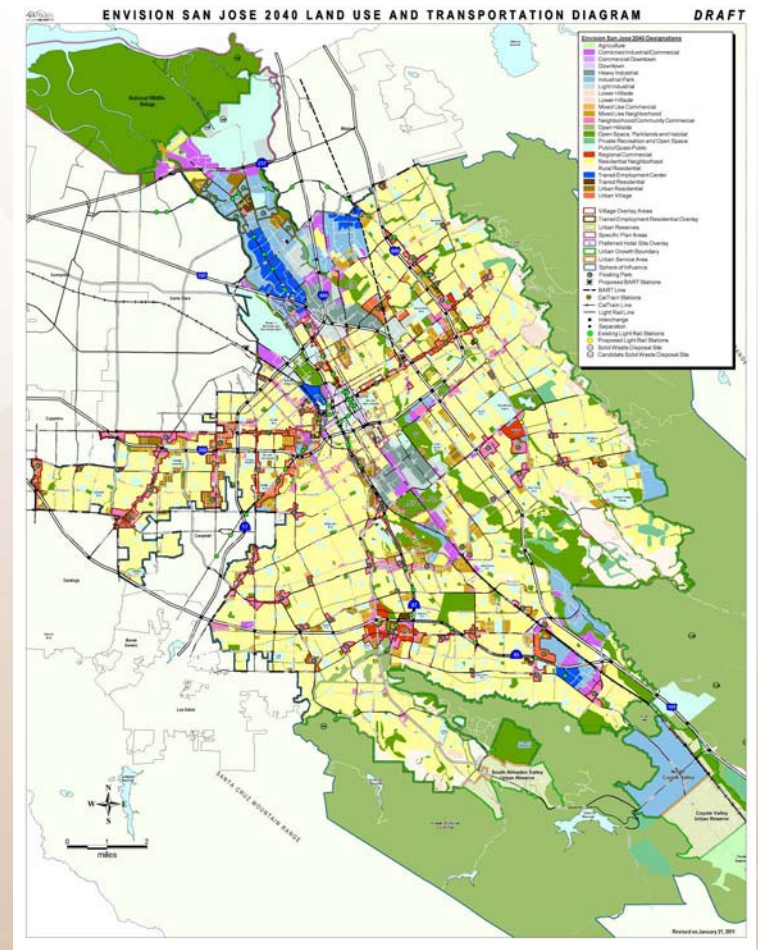
The Draft Envision Plan, following the Task Force recommendation:

- Includes policies to strengthen the Urban Growth Boundary (UGB)
- Establishes a long-term vision to promote preservation of the City's hillside areas as habitat and open space
- Provides parameters for future land uses and development intensities within those areas

Urban Growth Boundary (UGB)

Draft Land Use / Transportation Diagram

“Open Hillside” Designation for most lands outside of the UGB



Urban Growth Boundary (UGB)

Appropriate Uses?

- Open Space / Habitat
- Agriculture
- Non-Urban Residential
- Institutional (e.g., Religious, Conference Center)
- Private Recreation

Appropriate Character?

- Low-intensity
 - (e.g., buildings occupy less than 3% of site)
- Land disturbance
 - (e.g., minimize grading, irrigation, roadways)
- Native or non-native vegetation



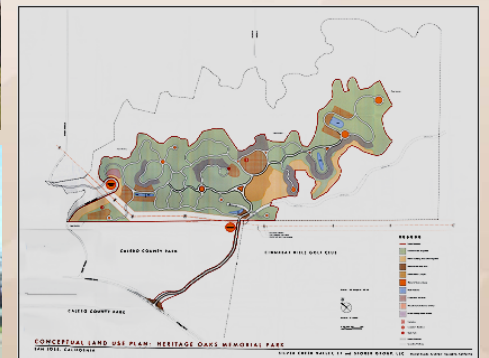
Urban Growth Boundary (UGB)

Proposed Heritage Oaks Memorial Park

Existing Open Hillside setting



Proposed 175-acre memorial park including cremation and mortuary services



Issue #4

The General Plan scope needs to be finalized in order to complete environmental review for the project, including preparation of an Environmental Impact Report (EIR).

Providing direction on the project scope, specifying which alternatives to include within the EIR, will determine the schedule to complete the General Plan Update.

Envision Scope and Schedule

	Recommendation (October 2011)	Alternative (August 2011)
Rancho de Pueblo	Include	Withdraw
Edenvale iStar	Include	Reject
Edenvale Transit Center	Reject	Reject
Diridon / Stockton	Refer to Diridon Plan	Refer to Diridon Plan
Tamien Station Area	Reject	Reject

Council Action

Envision San Jose 2040 Schedule

City Council Determines Scope for General Plan Update & EIR

EIR Circulation: June (recommendation) or April (alternative)

Council Consideration: October (recommendation) or August (alternative)

Staff Recommendation

Affirm Draft Plan job and fiscal emphasis

Maintain identified Growth Areas

Maintain Draft Plan UGB / Open Hillside policies

Expand Envision scope to include Rancho de Pueblo and iStar projects