

**Attachment C: Staff Recommended Updates to Urban Village and Affordable Housing Policies  
(strikeout/underline format)**

**Chapter 4: Quality of Life (Housing)**

**Goal H-1 Housing – Social Equity and Diversity**

Provide housing throughout our City in a range of residential densities, especially at higher densities, and product types, including rental and for-sale housing, to address the needs of an economically, demographically, and culturally diverse population.

**Policies – Housing – Social Equity and Diversity**

**H-1.1** Through the development of new housing, preservation, and ~~the~~ rehabilitation of existing housing, facilitate the creation of economically, culturally, and demographically diverse and integrated communities. *Note: This text amendment is being considered by the City Council on February 23 as part of the Council direction to staff to develop policies and /or ordinances to strengthen the preservation of mobile home parks.*

**H-1.2** Facilitate the provision of housing sites and structures across location type, price, and status as rental or ownership that respond to the needs of all economic and demographic segments of the community, including seniors, families, the homeless, and individuals with special needs.

**H-1.3** Create housing opportunities and accessible living environments that allow seniors to age in place, either in the same home, assisted living facilities, continuing care facilities, or other housing types within the same community.

**H-1.4** Encourage the location of housing designed for senior citizens in neighborhoods where health and community facilities and services are within a reasonable walking distance and are accessible by public transportation.

**H-1.5** Facilitate the development of multi-generational housing in compact form that meets the needs of families living together.

**H-1.6** Foster the production of housing to serve the “starter” housing market by leveraging financial resources such as purchasing assistance programs and by encouraging market-rate building typologies that serve the “starter” housing market.

**H-1.7** Comply with State and Federal laws prohibiting discrimination in housing and that support fair and equal access to housing.

**H-1.8** Encourage investments in infrastructure in order to maintain high-quality living environments in existing mobile home parks.

**H-1.9** Facilitate the development of housing to meet San José’s fair share of the County’s and region’s housing needs.

**H-1.10** Preserve existing mobilehome parks throughout the City in order to reduce and avoid the displacement of long-term residents, particularly senior citizens, the disabled, low-income persons, and families with school-age children, who may be required to move from the

community due to a shortage of replacement mobilehome housing, and to maintain a variety of individual choices of tenure, type, price, and location of housing. Note: This policy is being considered by the City Council on February 23 as part of the Council direction to staff to develop policies and /or ordinances to strengthen the preservation of mobile home parks.

#### Actions – Housing – Social Equity and Diversity

**H-1.101** Facilitate housing that is affordable to those employed in population-serving, business support and driving industries.

**H-1.112** Develop a program to promote the “starter” housing market that leverages all financial resources and facilitates production of “starter” housing.

**H-1.123** Continue to work in close cooperation with other entities, public, private and non-profits, to foster information, techniques, and policies to achieve the Housing Goals, Policies, and Implementation Actions in this Plan and make such information readily available.

**H-1.134** Continue to partner with local agencies, non-profits, and businesses to provide fair housing information, legal services, foreclosure prevention assistance, and anti-predatory lending assistance.

**H-1.145** Continue to monitor and participate in anti-predatory lending practices by partnering with local agencies.

**H-1.16** Encourage all proposed conversions of mobilehome parks to other uses to include mitigation measures that provide displaced residents with housing options that are affordable once any short term subsidy has elapsed. Note: This action is being considered by the City Council on February 23 as part of the Council direction to staff to develop policies and /or ordinances to strengthen the preservation of mobile home parks.

**H-1.17** Identify, assess, and implement potential tools, policies, or programs to prevent or to mitigate the displacement of existing low-income residents due to market forces or to infrastructure investment.

**H-1.18** Identify, assess, and implement potential tools, policies, or programs to facilitate new supply of housing that is affordable to lower-income workers and residents in key growth areas, such as in Urban Villages, priority development areas, and in transit locations.

**H-1.19** Develop tools to assess and to identify neighborhoods and planning areas that are experiencing or that may experience gentrification in order to identify where anti-displacement and preservation resources should be directed.

**H-1.20** Explore and facilitate opportunities to incorporate innovative design and program features into affordable housing developments, such as neighborhood hubs, community gardens, car-sharing, bike facilities to increase access to health and transportation resources.

## **Goal H-2, Chapter 4, Page 30**

### **Goal H-2 Affordable Housing**

Preserve and improve San José's existing affordable housing stock and increase its supply such that 15% or more of the new housing stock developed is affordable to low, very low and extremely low income households. Nothing in this language is intended, directly or indirectly, to impose any requirement on any individual housing project to include an amount or percentage of affordable units. Nothing in this language is intended to, directly or indirectly, result in a finding or determination that an individual housing project is inconsistent with the General Plan, if it does not contain any affordable housing units.

#### Policies – Affordable Housing

**H-2.1** Facilitate the production of extremely low-, very low-, low-, and moderate-income housing by maximizing use of appropriate policies and financial resources at the federal, state, and local levels; and various other programs.

**H-2.2** ~~Integrate~~ Prioritize and facilitate the production of affordable housing onsite in Urban Villages, in transit-oriented locations, and in other key identified growth locations proximate to employment, services, and amenities ~~and where other housing opportunities may exist~~, consistent with the *Envision General Plan*.

**H-2.3** Conserve viable housing stock through a balanced combination of housing code enforcement and complementary programs such as rehabilitation loans and grants to help maintain the supply of low-priced housing.

**H-2.4** Allow affordable residential development at densities beyond the maximum density allowed under an existing Land Use/Transportation Diagram designation, consistent with the minimum requirements of the State Density Bonus Law (Government Code Section 65915) and local ordinances.

**H-2.5** To increase the supply of affordable housing, one hundred percent deed restricted affordable housing developments would be allowed on sites outside of the existing growth areas on properties with a Mixed-Use Commercial or Neighborhood/Community Commercial land use designation if the development meets the following criteria:

1. The site is one acres or less
2. The site is vacant or underutilized
3. The site has residential uses adjacent on at least two sides and the development would be compatible with the surrounding neighborhood
4. The development would not impact the viability of surrounding commercial or industrial properties or businesses
5. The site is located within a ½ mile of an existing transit line

6. [The development integrates commercial uses that support the affordable housing project and/or the surrounding neighborhood](#)

[Projects that meet the above criteria could be developed under the existing Mixed-Use Commercial, or Neighborhood/Community Commercial land use designation without a General Plan Land Use Amendment.](#)

- H-2.56** Facilitate second units on single-family residential lots, in conformance with our City's Secondary Unit Ordinance, to take advantage of a potential source of affordable housing and to assist our City in meeting its needs as identified in its Consolidated Plan.
- H-2.67** ~~Evaluate and incorporate, if feasible,~~ an affordable housing [implementation plan component](#) in the preparation of [each Urban Village plan](#), specific plans, master plans, or strategy plans that include plans for housing.
- H-2.78** Support strategies in collaboration with other jurisdictions and agencies to end homelessness by creating permanent housing solutions combined with services such as medical, education, and job placement.
- H-2.89** Facilitate the production of affordable and safe housing for workers who provide goods and services to San Jose residents and businesses.

[H-2.10 Work with existing and new partners to develop a regional mechanism to advance the shared responsibility of meeting the region's affordable housing needs.](#)

Actions – Affordable Housing

- H-2.910** Coordinate and implement housing policies and goals contained in the City's, Consolidated Plan, and its 5-Year Investment Plan.
- H-2.1011** Explore revisions to our City's Secondary Unit Ordinance that further support the provision of affordable housing and help achieve needs identified in its Consolidated Plan.
- H-2.1112** Update the City's dispersion policy: 1) to align the location of future affordable housing developments with planned future Growth Areas identified in the *Envision General Plan*; 2) to be consistent with the City's inclusionary housing ordinance; 3) to maximize the access of transit, retail, services, and amenities to affordable housing developments; and 4) to reemphasize the support for integration and complete communities.
- H-2.1213** Seek permanent sources of affordable housing funds.
- H-2.1314** Maintain our City's Inclusionary Housing Policy and Ordinance, and provide technical assistance to the development community to ensure that residential projects conform to it.
- H-2.1415** Support [local](#), State and federal regulations that preserve "at-risk" subsidized [and](#) rent-

[stabilized](#) units subject to potential conversion to market rate [housing rents](#) and that will encourage equitable and fair policies that protect tenant and owner rights.

**H-2.1516** Support legislation at the State and Federal levels that: (1) facilitates private and/or public sector investment in housing affordable to households of extremely-low, very low-, low- and moderate-income; (2) provides for the greatest local autonomy in the administration of State and Federal housing programs; and (3) furthers the City’s objective of conserving and rehabilitating the existing housing stock.

**H-2.1617** Create and maintain a list of sites that are appropriate for meeting our City’s affordable housing needs.

[H-2.18 Explore, analyze, and implement innovative programs, policies, and partnerships that bring new housing solutions and products to San Jose.](#)

### **Goal H-3, Chapter 4, Page 31**

#### **Goal H-3 Housing – High Quality Housing and Great Places**

Create and maintain safe and high quality housing that contributes to the creation of great neighborhoods and great places.

Policies – High Quality Housing and Great Places

**H-3.1** Require the development of housing that incorporates the highest possible level of amenities, fit and finish, urban design and architectural quality.

**H-3.2** Design high density residential and mixed residential/commercial development, particularly development located in identified Growth Areas, to:

1. Create and maintain safe and pleasant walking environments to encourage pedestrian activity, particularly to the nearest transit stop and to retail, services, and amenities.
2. Maximize transit usage.
3. Allow residents to conduct routine errands close to their residence, especially by walking, biking, or transit.
4. Integrate with surrounding uses to become a part of the neighborhood rather than being an isolated project.
5. Use architectural elements or themes from the surrounding neighborhood when appropriate.
6. Provide residents with access to adequate on- or off-site open space.
7. Create a building scale that does not overwhelm the neighborhood.
8. Be usable by people of all ages, abilities, and needs to the greatest extent possible, without the need for adaptation or specialized design.

**H-3.3** Situate housing in an environment that promotes the health, safety, and wellbeing of the occupants and is close to services and amenities.

**H-3.4** Promote the conservation and rehabilitation of existing viable housing stock.

**H-3.5** Prioritize housing resources to assist those groups most in need, or to those geographic locations in the City that most require investment in order to improve neighborhood blight conditions.

**H-3.6** Regulate conversions of rental apartments to condominium or community apartment projects to meet public health and safety standards and to assist displaced renters. Residential rentals undergoing conversion should meet or exceed the minimum residential density in this Plan.

Action – High Quality Housing and Great Places

**H-3.7** Coordinate across multiple City departments to achieve the City’s vision for creating complete, safe, high-quality, living environments.

### **Goal IP-2, Chapter 7, Page 7**

#### **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 the *Envision General Plan’s* implementation and consider refinement of the Land Use / Transportation Diagram and the *Envision 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-2.1** Gradually implement the development of new Urban Village areas by dividing them into three Plan Horizons and allowing a specific portion of the Urban Village areas to be developed within each Horizon. Identify the locations of current Plan Horizon Urban Villages, presently available for residential development, on the Land Use / Transportation Diagram.

**IP-2.2** Identify the Urban Villages to be made available for new housing in future Plan Horizons, and allow continued commercial and mixed use non-residential development in all Urban Villages.

**IP-2.3** Prepare Urban Village Plans in advance of the redevelopment of an Urban Village to facilitate coordination of infrastructure, community facilities and parks planning with planned new residential growth, including use of the City’s Capital Improvement Program.

**IP-2.4** Conduct a Major Review of the *Envision General Plan* by the City Council every four years to evaluate the City’s achievement of key economic development, fiscal and infrastructure/service goals, greenhouse gas emission reduction goals and targets, water conservation and recycling goals, availability and affordability of housing supply, Healthful Community goals, and to review changes and trends in land use and development. Based on this review, determine the City’s readiness to begin the next *Envision General Plan* Horizon or to modify the number of “pool” residential units available for non-specific Urban Village areas within the current Plan

Horizon. Amend the Land Use / Transportation Diagram and/or *Envision General Plan* goals, policies, and actions accordingly.

**IP-2.5** During each Major Review of the *Envision 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.

**IP-2.6** [When the City assesses its jobs-housing balance on a periodic basis, include an analysis of the jobs-housing fit in order to provide a more detailed analysis of San José's workforce by jobs and incomes and housing stock by types of housing costs. This will provide additional information as to whether the City's housing stock fits the affordability needs of its workforce.](#)

**IP-2.67** Encourage employment uses in all Urban Village areas identified for potential housing growth available during any Horizon. Allow intensified residential mixed use in Urban Villages in those Horizons as determined by the City Council in the sequence shown in the Table, Planned Job Capacity and Housing Growth Areas by Horizon, in Appendix 5. Amend the Land Use / Transportation Diagram to identify new housing Growth Areas with each new Horizon.

**IP-2.78** Allow development of residential units at the density and in the form approved in land use entitlements in place upon adoption of the *Envision San José 2040 General Plan*, including capacity specified in the adopted Downtown Strategy, North San José Area Development Policy, Evergreen-East Hills Development Policy, Specific Plans, and potential dwelling unit yield from residential properties identified on the City's Vacant Land Inventory. When the City Council commences the second Horizon of the *Envision General Plan*, new or revised proposals for development on sites with previously approved residential entitlements should conform to the Land Use / Transportation Diagram.

**IP-2.89** Focus new residential development into specified Growth Areas to foster the cohesive transformation of these areas into complete Urban Villages. Allow immediate development of all residential capacity planned for the Growth Areas included in the current Plan Horizons.

Plan Horizon	Growth Area
“Base” Capacity for new housing development not regulated by Plan Horizons	<ul style="list-style-type: none"> <li>• Downtown</li> <li>• Specific Plan Areas</li> <li>• North San José</li> <li>• Vacant / underutilized lands</li> <li>• Residential Neighborhoods</li> <li>• Existing entitlements</li> </ul>
Horizon 1 Residential Growth Areas	Downtown Urban Village Corridors (E. Santa Clara Street, Alum Rock Avenue, West San Carlos Street, and The Alameda)
Horizon 2 Residential Growth Areas	BART Station, Light Rail Station, and Light Rail Corridor Urban Villages
Horizon 3 Residential Growth Areas	Planned Local Rail Stations and Corridors, Commercial Centers, and Neighborhood Urban Villages

**IP-2.910** Open Horizons for development in planned phases to give priority for new residential growth to occur in areas proximate to Downtown, with access to existing and planned transit facilities, and adequate infrastructure to support intensification, and proximate to other Growth Areas to contribute to the City’s urban form.

~~**IP-2.10** To facilitate the development of complete Urban Village areas, following construction of a Signature Project within a future Horizon Urban Village, move the subject Urban Village into the current Planning Horizon.~~

**IP-2.11** Provide a “Pool” of residential unit capacity which may be allocated to allow entitlement of residential projects within Urban Village Areas not included within the current Plan Horizon. This pool is initially established as 5,000 units, and may be replenished as part of a General Plan Major Review. Projects receiving allocation must conform to the Land Use / Transportation Diagram. Preparation of an Urban Village Plan for the subject Urban Village is necessary prior to allocation of these units unless the project qualifies as a Signature Project.

**IP-2.12** Reconvene the Envision San José 2040 Task Force during each Major Review of the *Envision General Plan* to provide community and stakeholder engagement in reviewing and evaluating success in the implementation of this General Plan and recommending any mid-course actions needed to achieve its goals.

**Urban Village Planning, Chapter 7, Page 15**

**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 the *Envision 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 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 financing mechanisms which may be needed to deliver 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 *Envision 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-5.2** As part of the preparation of an Urban Village Plan, establish a goal that, with full build out of the planned housing capacity of the given Village, 25% or more of the units built would be deed restricted affordable housing, with 15% of the units targeting households with income below 60% of Area Median Income.

**IP-5.23** 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,~~ approximately one year, with the possibility of a longer process in order to conduct sufficient community engagement. The completion of an Urban Village Plan will be followed by completion of environmental review as required for adoption of the Plan. Engage Urban Village area property owners to the fullest extent possible, along with representatives of adjacent neighborhood areas, potential developers and other stakeholders in the Urban Village Planning process.

**IP-5.34** In lieu of preparation of an Urban Village Plan, maintain for the Downtown, North San José and Specific Plan Areas, which have plans and strategies previously developed through a community planning process.

**IP-5.45** 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 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-5.56** Employ the Urban Village Planning process to plan land uses that include adequate capacity for the full amount of planned job and housing growth, including identification of optimal sites for new retail development and careful consideration of appropriate minimum and maximum densities for residential and employment uses to insure that the Urban Village Area will provide sufficient capacity to support the full amount of planned job growth under this Envision Plan. The Urban Village Plan should be consistent with the following objectives:

1. The Urban Village planning process is not a mechanism to convert employment lands to non-employment uses.
2. Other City policies such as raising revenues, for example which could occur through the conversion of employment lands to non-employment uses shall not take precedent over the jobs first principle.
3. The General Plan's jobs first principles apply to Urban Villages and that residential conversions are not allowed to proceed ahead of the job creation that is necessary to balance the residential elements of the Village Plan. This policy means that jobs and housing can move together on a case by case basis.

**IP-5.67** Identify smaller, distinctive sub-areas within overall Urban Village boundaries to reflect the potential for incremental development of an Urban 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-5.78** Carefully consider the best land uses and urban design standards for properties located along an Urban Village periphery to minimize potential land use conflicts with adjacent properties. In particular, address interfaces with established single-family Residential Neighborhood areas.

**IP-5.89** Develop a transportation element for the Urban 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 necessary to successful implementation of the Urban Village Plan, such as safe and convenient pedestrian connections to nearby transit facilities. Such new infrastructure should be planned and have secured financing prior to constructing new residential development within the Village area.

**IP-5.910** Upon completion of an Urban Village Plan, update the Land Use / Transportation Diagram for the Village area to depict major new land use features established within the Village Plan, such as parks, residential mixed-use, commercial mixed-use, and employment uses. Indicate on the Diagram that the Urban Village Plan process has been completed.

**IP-5.11** Residential projects that are 100% affordable to low (up to 60% AMI), very low (30-50% AMI) and extremely low income (up to 30% AMI), can proceed within an Urban Village ahead of a Growth Horizon, or in a Village in a current Horizon that does not have a Council approved Plan, if the project meets the following criteria:

1. The project does not result in more than 25% of the total residential capacity of a given Urban Village being developed with affordable housing ahead of that Village's Growth Horizon. For Villages with less than a total housing capacity of 500 units, up to 125 affordable units could be developed, however the total number of affordable units cannot exceed the total planned housing capacity of the given Village.
2. The development is consistent with the Urban Village Plan for a given Village, if one has been approved by the City Council.
3. Development that demolishes and does not adaptively reuse existing commercial buildings, should replace the existing commercial square footage with an equal or greater amount of new commercial development either in a vertical or mixed-use format.
4. The project is not located on identified key employment opportunity sites, which are sites generally 2 acres or larger, located at major intersections and for which there is anticipated market demand for commercial uses within the next 10 to 15 years

Affordable housing project built in Villages under this policy would not need to pull from the "Pool" of residential unit capacity.

**IP-5.1012** Allow non-residential development to proceed within Urban Village areas in advance of the preparation of an Urban Village Plan. In addition, a residential, mixed-use “Signature” project 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 *Envision General Plan* Urban Village strategy. A Signature project 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. A residential, mixed-use Signature project may proceed within Urban Village areas in advance of the preparation of an Urban Village Plan if it fully meets the following requirements:

1. Conforms 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. Incorporates 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 a 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. [Projects in Neighborhood Urban Villages should integrate commercial square footage that equates to above the average density of jobs/acre for the given Urban Village or provide the amount of commercial space, excluding parking that is equivalent to a floor area ratio of 0.35, whichever is higher.](#)
3. Is located at a visible, prominent location within the Village so that it can be an example for, but not impose obstacles to, subsequent other development within the Village area.

Additionally, a 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.
9. [Demonstrates that the project will have a net positive fiscal impact to the City over a 30 year period.](#)

**IP-5.1113** Allow new employment development with an incidental amount of residential use (e.g., 3 or fewer residential units) to proceed within an Urban Village area in advance of the preparation of an Urban Village Plan.

Action – Urban Village Planning

**IP-5.1214** Develop Urban Village Plans for Village areas identified for housing growth in the current Horizon proactively, ahead of developer demand to begin residential development there. Actively pursue outside funding opportunities for the Village planning process.