

Specific Plans



City of San Jose
Planning, Building and Code Enforcement
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ADOPTED SPECIFIC PLANS IN SAN JOSE

- **Evergreen Specific Plan** is a comprehensive community plan for an 865-acre infill site in southeast San Jose. It facilitates the creation of a unique residential community with a mix of housing types and commercial uses.
- **Communications Hills Specific Plan** is an urban community plan for a prominent, 500-acre hill south of Downtown San Jose. It provides a comprehensive framework for development of high density, pedestrian-oriented community with a mix of uses.
- **Jackson-Taylor Residential Strategy** is a detailed land use plan for an 80-acre located just north of Downtown. The plan guides the transition of an older industrial area to a high-density residential and mixed use community oriented to transit, pedestrian activity, and the surrounding neighborhood.
- **Midtown Specific Plan** is a detailed land use plan to guide the transition of 210-acre industrial area located just west of Downtown to an urban mix of high density residential, commercial, industrial, and public uses within a pedestrian and transit-oriented setting.

Copies of these plans, the specific plan policy and ordinance are available for purchase at the San Jose Department of Planning, Building and Code Enforcement.

City of San Jose
Dept. of Planning, Building and Code Enforcement
www.sanjoseca.gov/planning

SPECIFIC PLAN PROCESS

The specific plan process uses detailed planning of a defined area to ensure conformance with the goals and objectives of the general plan. It also ensures that future development and public improvements will be built according to the use, design, phasing, and financing provisions developed for the specific plan area. State Government Code Section 65451 requires a specific plan to include a text and diagrams which specify:

- The distribution, intensity, and location of land uses in the plan area.
- The proposed location and type of major infrastructure needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed.
- Implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out all of the above.
- A statement of the relationship of the specific plan to the general plan.

SPECIFIC PLAN POLICY AND ORDINANCE

The San Jose City Council has adopted both a policy and an ordinance which outline the criteria and process for developing specific plans. The policy intends specific plans in San Jose to be similar in content and purpose to specific plans enabled by the State Government Code. However, the policy also applies to plans,

like the Jackson-Taylor Residential Strategy, which meet the criteria and follow the process for specific plans, but do not include all of the elements required by the State Government Code.

The policy and the ordinance (1) help the City Council determine when to authorize a specific plan, and (2) identify the procedures, which must be followed when preparing a specific plan. Both the policy and the ordinance indicate that a specific plan should be prepared for sites of at least 50 net acres, with a minimum of ten parcels having ten different property owners. Funding for the preparation of a specific plan may be provided by any combination of City, Federal, or private funds.

Specific plans may be prepared by City staff either with or without planning consultants. They must also be developed with the advice of a task force composed of City staff, local business and property owners, members of nearby neighborhoods, and other interests. The specific plan process is complex and requires a substantial commitment of time, and public and private funds. Therefore, it should only be used when the benefits justify the cost.

GENERAL PLAN CONSISTENCY

Specific plans must be consistent with the major strategies, goals, and policies of the General Plan. The major features of specific plans are placed directly into the General Plan through the general plan amendment processes Planned Residential Communities/Planned

Communities (PRC). By creating the PRC, the General Plan establishes the land use pattern, development levels, and policy considerations for the specific plan area.

By contrast, the specific plan is a separate policy document, which provides the background, vision, and community character for the PRC. It also provides more detail for implementation than the General Plan. Any rezoning or subdivision within a specific plan area must conform to both the PRC and the specific plan. Specific plans may only be revised during the General Plan Annual Review process.

ADVANTAGES OF SPECIFIC PLANS

In addition to being flexible and adaptable, specific plans offer the following advantages:

- Create a high quality community which is compatible with its surroundings.
- Efficiently guide new development and neighborhood improvements.
- Address infrastructure and service needs.
- Reduce development costs by coordinating land use with supporting infrastructure such as streets, sewers, and water lines.
- Involve the public in community or neighborhood planning.

