

Attachment B

Staff Recommendations on Urban Village Policies

Task Force recommendations on modifications to Urban Village policies was continued from the February 25, 2016 meeting to the March 24, 2016 meeting. Below is the status of staff recommendations made at the February 25, 2016 Task Force meeting.

Ref.	February 25 th Staff Recommendation	Status
A	Staff is not recommending moving to Horizon 2 during the current General Plan 4-Year Review (see February 25, 2016 Task Force Meeting Overview Memo, page 6: http://www.sanjoseca.gov/DocumentCenter/View/54372).	Deferred to March 24, 2016 Task Force meeting
B	Staff is not recommending adjustments to the residential Pool policy or its current 5000 unit capacity (see February 25, 2016 Task Force Meeting Overview Memo, page 6: http://www.sanjoseca.gov/DocumentCenter/View/54372).	Deferred to March 24, 2016 Task Force meeting
C	Modify Policy IP-5.10 to require Signature Projects to demonstrate that the project will have a net positive fiscal impact to the City over a 30 year period (see February 25, 2016 Task Force Meeting Overview Memo, page 6: http://www.sanjoseca.gov/DocumentCenter/View/54372).	Deferred to March 24, 2016 Task Force meeting
D	Modify Policy IP-5.10 to require Signature Projects in Neighborhood Urban Villages to 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.	Dropped based on staff additional analysis and discussion (see below).
E	Remove/delete General Plan Policy IP-2.10, which reads: “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.”	Dropped based on Task Force input and staff discussion (see below).
F	Modify Policy IP-5.2 to establish an approximately one year timeframe, with the possibility of a longer process in order to conduct sufficient community engagement for development of Urban Village.	Tentatively approved by Task Force at February 24, 2016 meeting

Based on further consideration, including input from the Task Force during the February 25, 2016 Task Force meeting, staff is proposing to drop recommendations D and E above. Additional information is provided below:

Recommendation D: Remove Policy IP-2.10

Based on Task Force concerns that removing Policy IP-2.10 will inhibit the success of both Signature Projects and Urban Villages, staff re-evaluated its previous recommendation and is now recommending to retain General Plan Policy IP-2.10, which reads:

“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.”

As stated in the General Plan, Signature Projects are projects that “clearly advance and can serve as a catalyst for the full implementation of the General Plan Urban Village Strategy.” Eliminating Policy IP -2.10 above could impact the catalytic affect that a Signature Project could have upon furthering the implementation of this Strategy. If construction of a Signature Project

does not trigger moving the given Urban Village into the current Plan Horizon, and requires a separate discretionary action by Council, situations could arise where mixed-use residential development, which would build upon the success of a given Signature Project, could not move forward in the near term. This was not the intent of the Envision San Jose 2040 General Plan, and therefore staff are proposing to retain the existing Policy IP-2.10 and not delete it, as previously recommended. While Council approval of a Signature Project in a Horizon II or III Urban Village would also move that given Urban Village into the current Growth Horizon (e.g., Horizon 1), Council approval of an Urban Village Plan would still be needed prior to mixed-use residential projects moving forward, unless a project meets the Signature Project Criteria.

Recommendation E: Modify Policy IP-5.10

After further consideration, staff has decided to drop its recommendation that would require Signature Projects located in Neighborhood Villages to provide a minimum commercial Floor Area Ratio of 0.35. Staff believes it is important for Signature Projects to include more than incidental commercial uses but it is not necessary to get to the level of specificity of establishing a minimum FAR in the Signature Project policy. Achieving more than incidental commercial uses in mixed-use development can be accomplished through the current Signature Project planning process, since staff establishes commercial square footage requirements that further the strategies and goals of the General Plan, and reflect the unique attributes of a site. The commercial requirement is not established solely through a mathematical calculation.¹

See the following page for Urban Village policy recommendations for the March 24, 2016 Task Force meeting.

¹ As per General Plan Policy IP-5.10, Signature Projects must incorporate job growth capacity above the average density of jobs/acre planned for the developable portions of the entire Village Planning area.

Staff Recommendations on Urban Village Policies for the March 24, 2016 Task Force Meeting

- A) Stay in Planning Horizon 1. Staff does not recommend moving to Planning Horizon 2 during the current General Plan 4-Year Review.
- B) Maintain the residential Pool policy at its current capacity of 5000 units.
- C) Urban Village Planning, Chapter 7, Page 18

Policies – Urban Village Planning

IP-5.10 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.
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.](#)