

# Recommended Adjustment to Planned Job Capacity



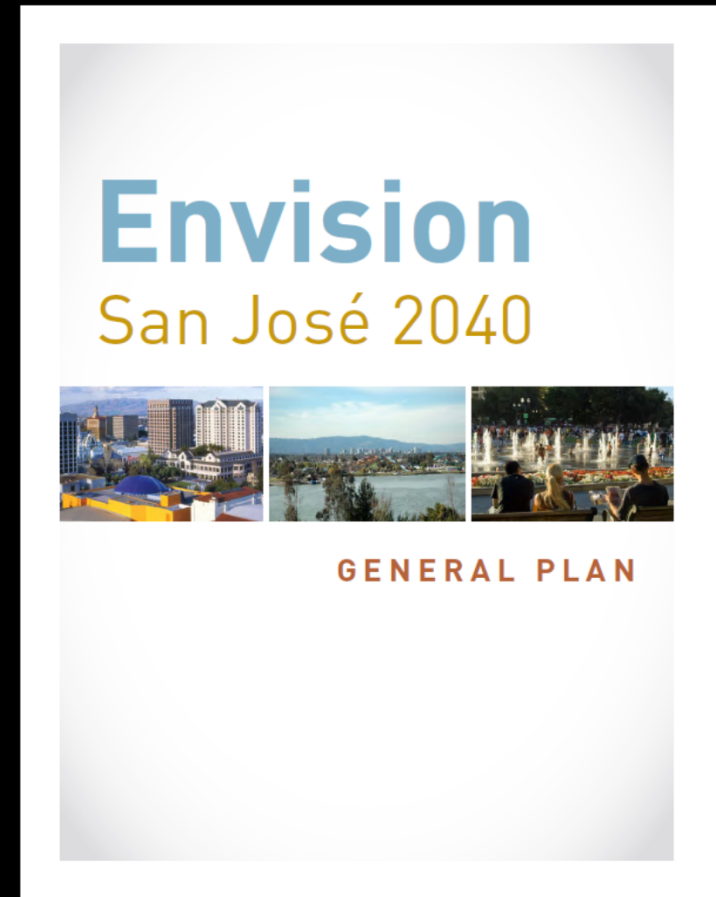
Envision San Jose 2040 4-Year Review

Task Force Meeting No. 2

December 16, 2015

# Presentation Outline

- Background of Planned Job Capacity and J/ER
- Implementation Challenges of Planned Jobs Capacity
- Recommended Adjustment to Planned Job Capacity



# 4-Year Review Scope

- GP directs Task Force and Council to evaluate achievement of planned job and J/ER Goals during 4-Year Review
- City Council direction to set more achievable J/ER goal



COUNCIL AGENDA: 04/14/15  
ITEM: 11.3

**CITY OF SAN JOSE**  
CITY OF SILICON VALLEY

*Memorandum*

TO: CITY COUNCIL FROM: Mayor Sam Liccardo  
Councilmember Chappie Jones  
Councilmember Magdalena Carrasco

SUBJECT: LAND USE STUDY SESSION DATE: April 10, 2015

APPROVED: *[Signature]* DATE: 4/10/15

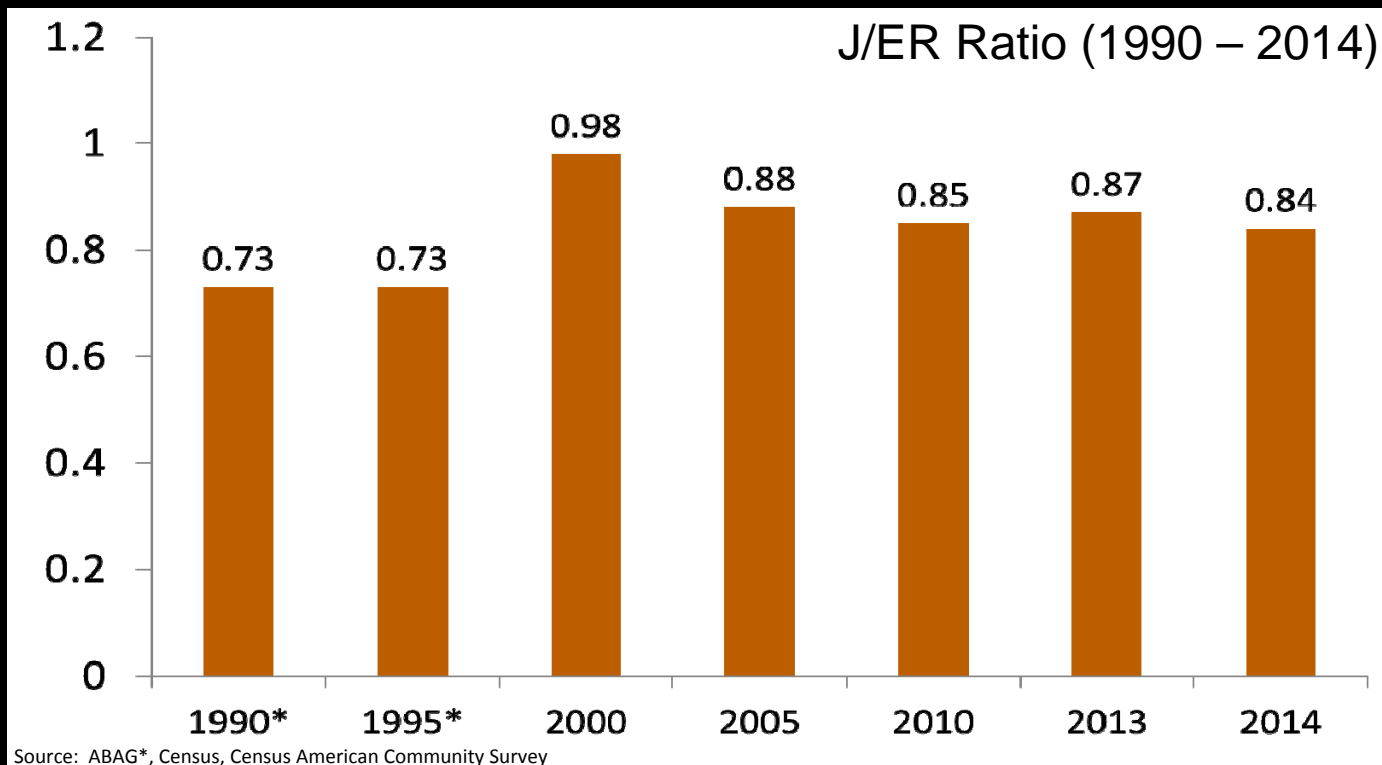
**RECOMMENDATION**

Accept staff presentation; and direct the City Manager to:

1. Return to City Council in December 2015 with the 4-year Major Review of the Envision San Jose 2040 General Plan; and,
2. Include findings for consideration by the City Council of a limited review conducted by staff and the General Plan Task Force, subject to the following constraints:
  - a. No proposed revisions to GP 2040 that would require a new Environmental Impact Report: The 4-year Major Review is not intended to undertake any major revisions to the General Plan that would require environmental clearance, such as with any expansion of the Urban Growth Boundary, or with development in the Urban Reserves.
  - b. Ground-truthing goals: San Jose's jobs/housing imbalance indisputably has caused the City to provide services at less than satisfactory levels for many years. The Jobs First goal of the GP 2040 attempts to course correct and reflects a bold and aspirational goal of 1.3:1 J/ER ratio, albeit at a baseline that is low compared to other cities in the Silicon Valley. While we retain that jobs-first principle, in the near term 10-year period through 2025, we should set a more achievable goal that will focus our policies on cognizable, measurable steps to dramatically improve our current 0.7:1 J/ER.
  - c. Preservation of commercial and industrial lands: The preservation of employment lands must continue to be a priority if we intend to be serious about the restoration of City services.

# Background

- Housing to jobs ratio has been historically unbalanced
- Only large US city that is a bedroom community



# Background

Jobs housing imbalance has impacted:

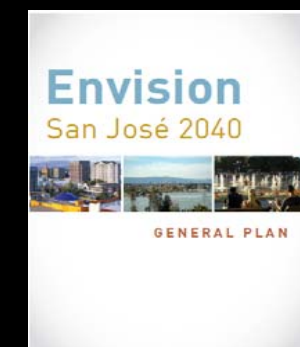
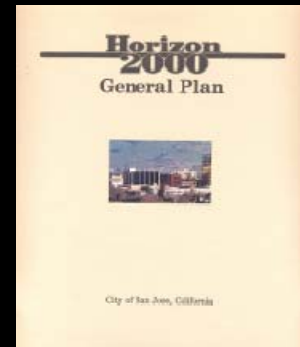
- Fiscal health
- Ability to provide services to residents
- Quality of life (e.g., traffic/long commutes)



# Background

Improving jobs/housing balance has been a long term General Plan goal

- Horizon 2000: “City should overcome the present imbalance between housing and employment...”
- GP 2020: “City should reduce the present imbalance between housing and employment...”
- Envision 2040: “Manage land uses to enhance employment lands to improve the balance between jobs and workers...”



# Background

## Envision 2040 Update

- CCSCCE and ABAG projections used by Task Force
- CCSCCE projected 172K new jobs between 2007 – 2040
- Vision informed growth capacities considered
- Task Force considered seven growth scenarios

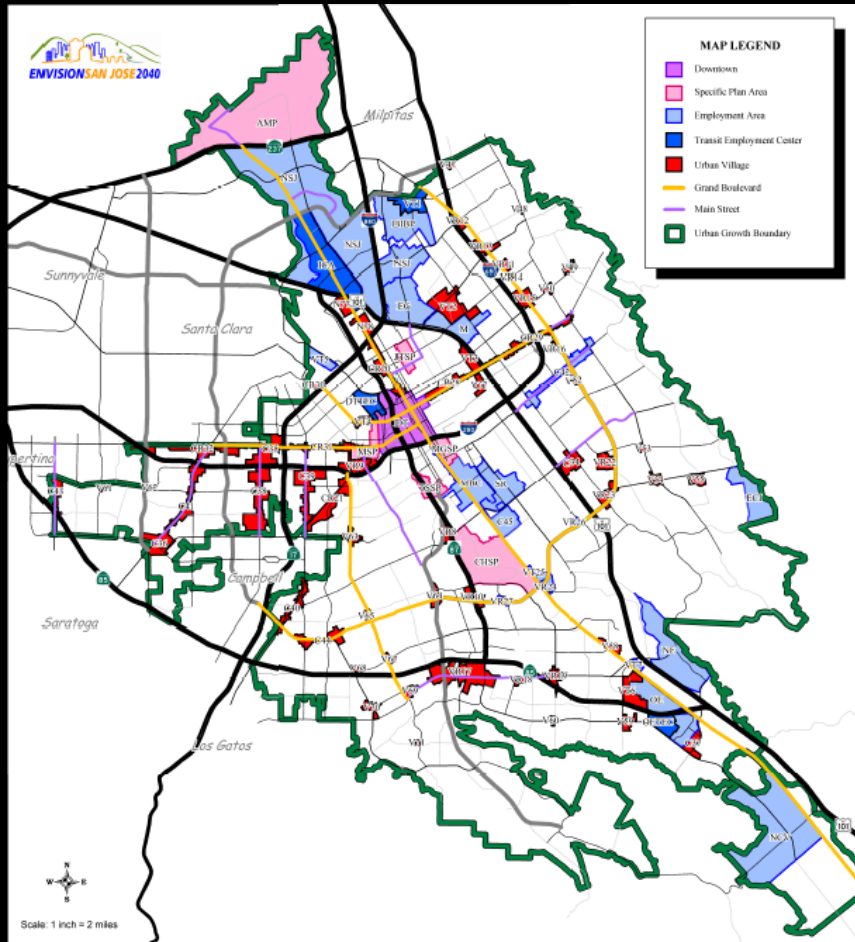


# Background

Scenario	Job Growth Capacity	Housing Growth Capacity	J/ER
SJ2020 "No Project"	255,550	82,110	1.1/1
Study Scenario 1	346,550	88,650	1.2/1
Study Scenario 2	360,550	135,650	1.1/1
Study Scenario 3	339,530	158,970	1.0/1
Study Scenario 4	526,000	88,650	1.5/1
Study Scenario 5	431,550	135,650	1.2/1
<b>Preferred Scenario 6</b>	<b>470,000</b>	<b>120,000</b>	<b>1.3/1</b>



# Background



**Planned Job Capacity and Housing Growth Areas by Horizon (3 Horizons)**  
 833,450 Jobs and 425,350 Dwelling Units; 1.3 J/E/R  
 Existing 2007 Development: 180,400 Jobs & 100,700 DU  
 Growth Above Existing: 453,050 Jobs & 125,000 DU

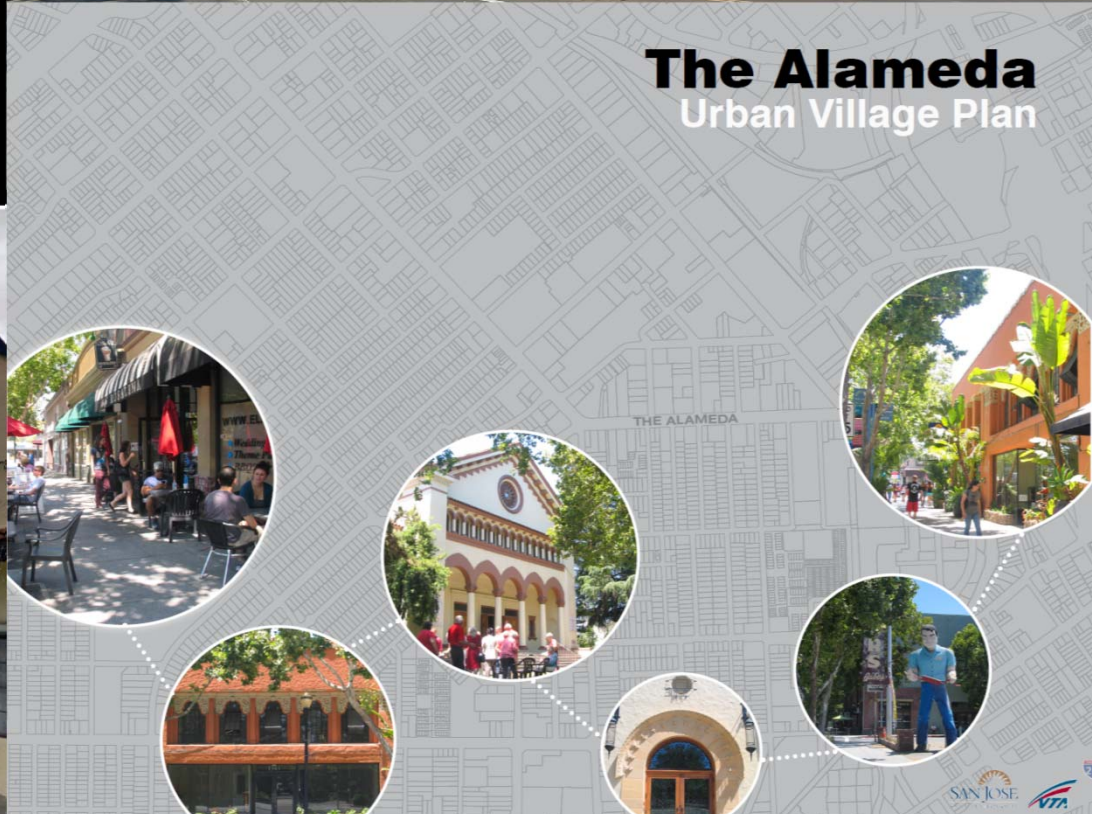
	Area	Planned Job Capacity	Planned Housing Units (DU)	Planned Acreage for Mixed-Use Residential	Base	Planned DU Growth Capacity for Urban Villages by Horizon (Timeframe)				NSJ ADP
						Existing Capacity	Horizon 1	Horizon 2	Horizon 3	
<b>Total Plan Growth Capacity</b>		<b>470,000</b>	<b>120,000</b>			<b>40,200</b>	<b>4,446</b>	<b>25,918</b>	<b>25,438</b>	<b>24,000</b>
<b>Downtown</b>										
Downtown (s)		40,500	10,300			10,300				
Platton Housing Capacity Already Entitled			1,130							
<b>Downtown Sub-Total</b>	<b>1,820</b>	<b>40,500</b>	<b>10,300</b>			<b>10,300</b>				
<b>Specific Plan Areas</b>										
Communications Hill Specific Plan	943	1,700	2,775			2,775				
Jackson-Traylor Residential Strategy	100	100	1,100			1,100				
Marina Gardens Specific Plan	140	1,000	1,000			1,000				
Midtown Specific Plan	214	1,000	1,000			1,000				
Terman Station Area Specific Plan	140	800	1,000			1,000				
Alton Market Place (s)	11,443	25,021	70			70				
Emergence Specific Plan (not including V05)	874	-	-			-				
<b>Specific Plan Sub-Total</b>	<b>12,854</b>	<b>33,820</b>	<b>8,875</b>			<b>8,875</b>				
<b>Employment Land Areas</b>										
Midtown Business Center (s)	42	1,000	-			-				
New Enterprise	754	10,000	-			-				
Old Enterprise Area (Remain)	474	31,000	-			-				
North Coyote Valley	1,722	50,000	-			-				
Emergence Campus Industrial Area	500	12,000	-			-				
North San Jose (Including Silicon South)	4,303	100,000	10,640			10,640				24,000
Platton Housing Capacity Already Entitled			6,640							
V12 - Luma/Milpitas SIACT	150	20,000	-			-				
Berkeley / International Business Park (s)	440	10,100	-			-				
Midtown (s)	300	2,000	-			-				
East Side (s)	440	2,500	-			-				
Center Road (s)	340	2,275	-			-				
V15 - Santa Clara / Airport View (FAC)	194	1,800	-			-				
<b>Employment Land Sub-Total</b>	<b>10,759</b>	<b>207,200</b>	<b>32,840</b>			<b>32,840</b>				<b>24,000</b>
<b>SMART/Cabrinn Villages</b>										
V13 - Berryessa SIACT / Berryessa Sub-Only A (s)	251	22,100	4,814			4,814				800
Platton Housing Capacity Already Entitled			3,884							
V13 - Five Villages SIACT	30	4,000	3,400			3,400				
V14 - The Alameda SIACT	19	1,810	411			411				400
Platton Housing Capacity Already Entitled			0							
V15 - Blossom Hill / Industrial	300	-	2,820			2,820				
Platton Housing Capacity Already Entitled			2,820							
V17 - Blossom Hill / Midway Hill	24	1,840	-			-				
<b>SMART/Cabrinn Villages Sub-Total</b>	<b>615</b>	<b>28,710</b>	<b>9,045</b>			<b>9,045</b>				<b>1,200</b>
<b>Light Rail Villages (Existing LRT)</b>										
V08 - Curban Light Rail/Cabrinn (s)	43	1,300	1,440			1,440				1,440
V09 - Shore Street Light Rail (s)	70	2,207	1,037			1,037				1,500
A (West of Santa)			675			675				675
Platton Housing Capacity Already Entitled			242							
V010 - Capitol Hill Light Rail (s)	40	3,100	1,100			1,100				1,100
V011 - Northside Creek Light Rail	31	1,015	600			600				600
V012 - N. Capitol Ave/Weather Rd (s)	23	500	1,200			1,200				1,200
V013 - N. Capitol Ave/Enterprise Rd (s)	40	2,025	1,400			1,400				1,400
V014 - N. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V015 - N. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V016 - N. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V017 - N. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V018 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V019 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V020 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V021 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V022 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V023 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V024 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V025 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V026 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V027 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V028 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V029 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V030 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V031 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V032 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
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V041 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V042 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V043 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V044 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V045 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V046 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
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V074 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
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V092 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				700
V093 - S. Capitol Ave/Maple Rd (s)	30	250	700			700				

# Implementation Challenges

- Unattainable goal w/in GP timeframe
- Challenging to implement Urban Village Strategy



## The Alameda Urban Village Plan



# Planned Job Capacity

CCSCE  
Range of  
Projections

Total Jobs in 2040	J/ER
530,905	0.81
571,544	0.87
597,595	0.9
665,277*	1.0
731,804*	1.1
798,322*	1.2
864,860*	1.3

\*Based on CCSCE Projected Employed Residents in 2040 (655,277 ER)

# Planned Job Capacity

Planned Job Capacity modifications needed for J/ER scenarios

	J/ER	Planned Job Capacity Adjustment
CCSCE Range of Projections	0.81	- 309,000
	0.87	- 268,000
	0.9	- 242,000
	1.0*	- 174,000
	1.1*	- 108,000
	1.2*	- 41,000
	1.3*	+ 25,000

\*Based on CCSCE Projected Employed Residents in 2040 (655,277 ER)

# Recommendation

- Staff recommends adjusting Planned Job Capacity Ratio to 1.1 jobs per employed resident (J/ER of 1.1)
- Planned job capacity of 362K jobs
- Adjustment of 108K jobs

# Recommendation

- J/ER of 1.1 is more achievable but maintains San Jose as Regional Employment Center
- Retains vision and goals:
  - Capacity for aspirational job growth
  - Improved fiscal health
  - Environmental sustainability and quality of life





# Next Steps

- San Jose Market Overview and Employment Lands Analysis (Meeting No. 3)
- Adjustments to job allocations in Growth Areas
- Urban Village policies (Meeting No. 4)



**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 the 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 Village" sites referred to as "Villages" within the Division 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, streets of amenity, 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 and other employment uses to accommodate both the existing levels of activity plus the planned amount of growth for each job type category.

CHAPTER 7 Implementation 15

**Urban Village Planning Guidelines**

**APPENDIX 6**

Guidelines for the Preparation of Urban Village Plans Consistent with the Requirements of the General Plan

The development of Urban Villages to accommodate future job and housing growth is a key component of the Emission San Jose 2040 General Plan. The General Plan Land Use / Transportation Diagram and policies establish a framework for this development. The General Plan Appendices provide supplemental information to the main text of the General Plan document and do not establish additional policy. Accordingly, the following text provides a methodology for the fulfillment of General Plan goals, policies and actions associated with the preparation of Urban Village Plans and the implementation of development within an Urban Village area. This Appendix may be updated and amended as necessary without a General Plan Amendment.

1



# Recommended Adjustment to Planned Job Capacity



Envision San Jose 2040 4-Year Review

Task Force Meeting No.2

December 16, 2015