



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Harry Freitas

SUBJECT: SEE BELOW

DATE: February 17, 2017

Approved

Date

2/22/17

SUBJECT: CITY COUNCIL STUDY SESSION ON LAND USE PLANNING IN SAN JOSE, THE ENVISION SAN JOSE 2040 GENERAL PLAN, KEY AREA PLANS AND POLICIES, AND CURRENT WORKPLAN PRIORITIES

RECOMMENDATION

Accept the staff presentation on land use planning in San Jose, including development history, major strategies of the Envision 2040 General Plan, key area plans and policies, and work plan priorities.

BACKGROUND

At the City Council Study Session on the evening of February 28, 2017, staff will provide a presentation on land use planning in San Jose, which will include an overview of the Envision San Jose 2040 General Plan, key areas plans and policies, as well as a discussion on present planning efforts and planning priorities going forward.

The presentation is intended to provide the background and context to inform Council discussion and decision-making regarding land use. The presentation is also intended to provide the Council with background and context for a number of the planning and development-related efforts currently underway or being initiated.

ANALYSIS

The study session will be organized around the following main topics:

Overview of the Envision San Jose 2040 General Plan Major Strategies

On November 1, 2011, the City Council adopted the Envision San Jose 2040 General Plan which advanced longstanding policies of growth management and environmental sustainability, and

established a framework to enhance job growth and create great places throughout San Jose that are more oriented for people than automobiles. At the City Council Study Session, staff will provide an overview of the key General Plan strategies, goals and policies that guide growth and investment in San Jose. This overview will provide a framework for the discussions that follow on fostering balanced growth, building housing for San Jose's residents, establishing San Jose as a regional job center, building a sustainable multi-modal transportation system, and creating great places.

Why Balanced Growth Matters

By 2040, the City is projected to grow by over 470,000 residents. Additionally, the City aspires to add over 380,000 jobs in the same timeframe. Balancing this growth is critical as housing, employment, retail, public facilities and other amenities are all essential to complete urban communities. Staff will discuss the important components of balanced growth, including balancing the current strong demand for residential development with the need to add jobs, as well as ensuring new transit investments result in growing transit ridership through responsive land use.

Building Housing for San Jose's Residents

The San Jose Envision San Jose 2040 General Plan allows significant housing growth. Staff will provide an overview of how Envision San Jose 2040 plans for this housing, discuss trends in housing development, and present San Jose's successes in building housing units. Staff will also examine the current challenges to building affordable housing and how these challenges are being addressed.

Establishing San Jose as a Regional Job Center

The General Plan's Innovation/Regional Employment Center Major Strategy was established to transform San Jose from the bedroom community for Silicon Valley to a regional employment center that truly is the Capital of Silicon Valley. As part of the Study Session, there will be discussion on the historic and current imbalance between jobs and housing in San Jose, and how this imbalance has created environmental, quality of life and fiscal impacts. Staff will also present the history of employment lands conversions, as well as the fiscal and economic impacts of these conversions. Staff will then discuss the City's strategy to retain and grow employment and share how the City is succeeding in building its employment base to create a more balanced City.

Building a Sustainable Multi-Modal Transportation System

The General Plan includes a goal to build a more balanced environmentally sustainable transportation system where 60% of trips made in San Jose are by walking, bicycling, transit or carpool. To achieve the transformation from a city built for people and not cars, Envision San Jose focuses on improving access to the things that people need in their daily lives: employment,

housing, retail shops and services, entertainment, and recreation and public services. To improve mobility and access, Envision San Jose provides a framework to transition from a segregated land use pattern, where land uses are spread apart, to a mixed land use fabric where uses are integrated. To improve access the General Plan also focuses on an array of transportation options, including walking, biking and transit. At the study session staff will discuss the General Plans policy framework to build a multi-modal city and will discuss current planning efforts, capital improvements and initiatives to build a transportation network for walking, biking, transit and automobiles.

Creating Great Places

Like many large U.S. cities, San Jose is in transition from its suburban development past, which was more centered on “private” life, to a more urban future that can bring robust public life. Compact city neighborhoods offer public places for people to interact with one another, to gather together and to build community. While many special events and gatherings and neighborhood activities occur in San Jose, they are often episodic. In Downtown and in neighborhood districts throughout the City, there is the opportunity to provide more everyday use of public spaces. Staff will discuss development of great public spaces and active public life to build community, instill civic pride and identity, and encourage investment in San Jose.

Current Work Plan Priorities

Currently there are a number of planning efforts that are intended to achieve the vision and goals of the Envision San Jose 2040 General Plan. Staff will briefly discuss these efforts, including the BART Phase II planning and design process, the Diridon Station Area Plan implementation process, the Downtown Strategy update, the North San Jose Retail and Amenity Strategy, and the Tri-Village planning process in West San Jose.

PUBLIC OUTREACH

This memorandum will be posted on the City’s Council Agenda Website for the February 28 2017, Council Meeting.

COORDINATION

Preparation of this Study Session and this staff report has been coordinated with the Office of Economic Development, and the Departments of Housing and Transportation.

HONORABLE MAYOR AND CITY COUNCIL

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CEQA

Not a Project, File No. PP10-069, City Organizational and Administrative Activities.

/s/

Harry Freitas, Director

Planning, Building and Code Enforcement

For questions, please contact Assistant Director Rosalynn Hughey (408) 535-7911.