

# City Council Hearing

December 8, 2020

Item 8.1

Envision San José 2040 General Plan 2020  
Annual Performance Review

Presenter: Jared Hart, PBCE

# General Plan Major Strategies

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1. Community Based Planning

2. Form Based Plan

3. Focused Growth

4. Innovation/Regional Employment Center

5. Urban Villages

6. Streetscapes for People

7. Environmental Stewardship

8. Fiscally Strong City

9. Destination Downtown

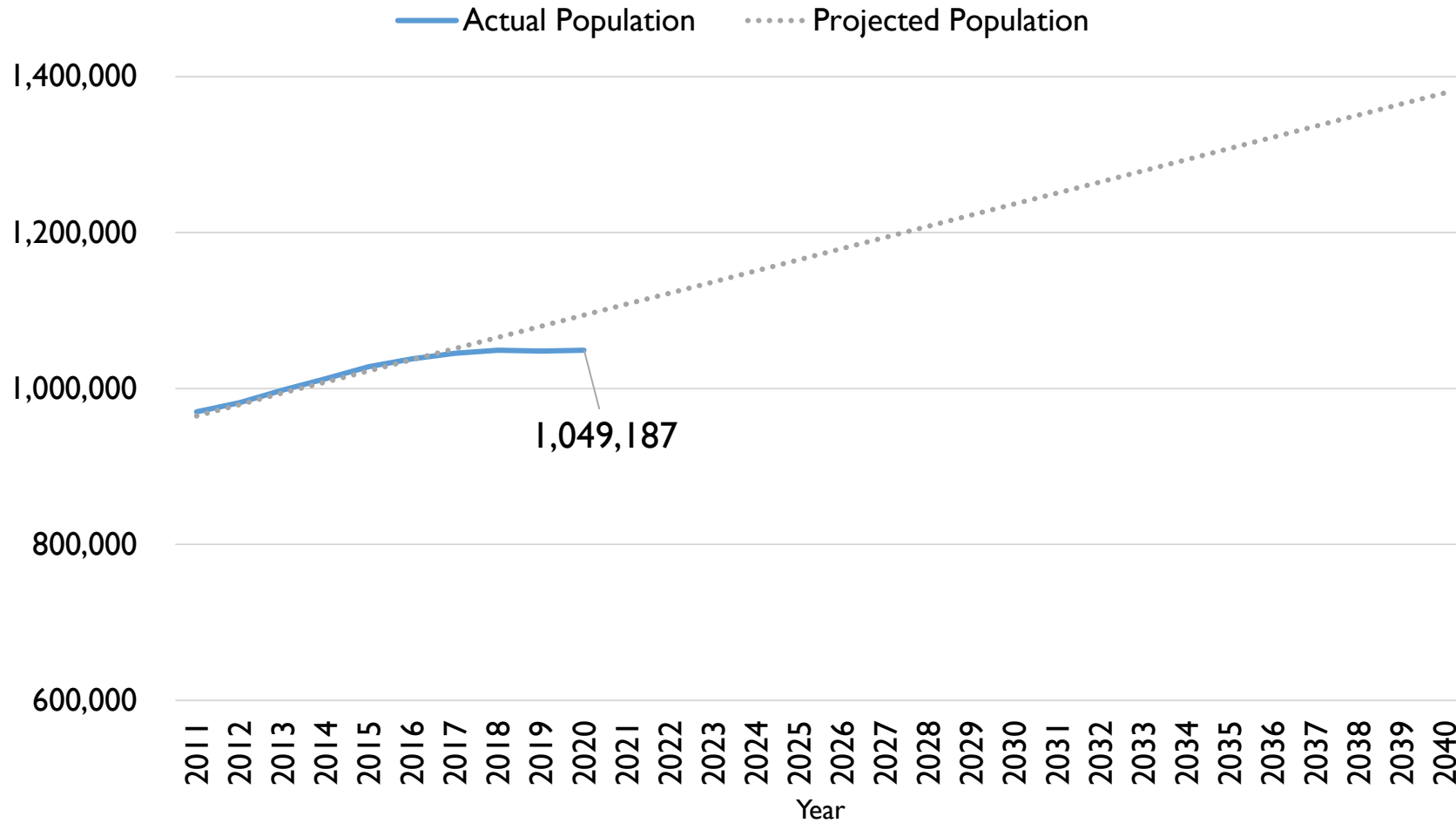
10. Life Amidst Natural Resources

11. Design for a Healthful Community

12. Plan Horizons

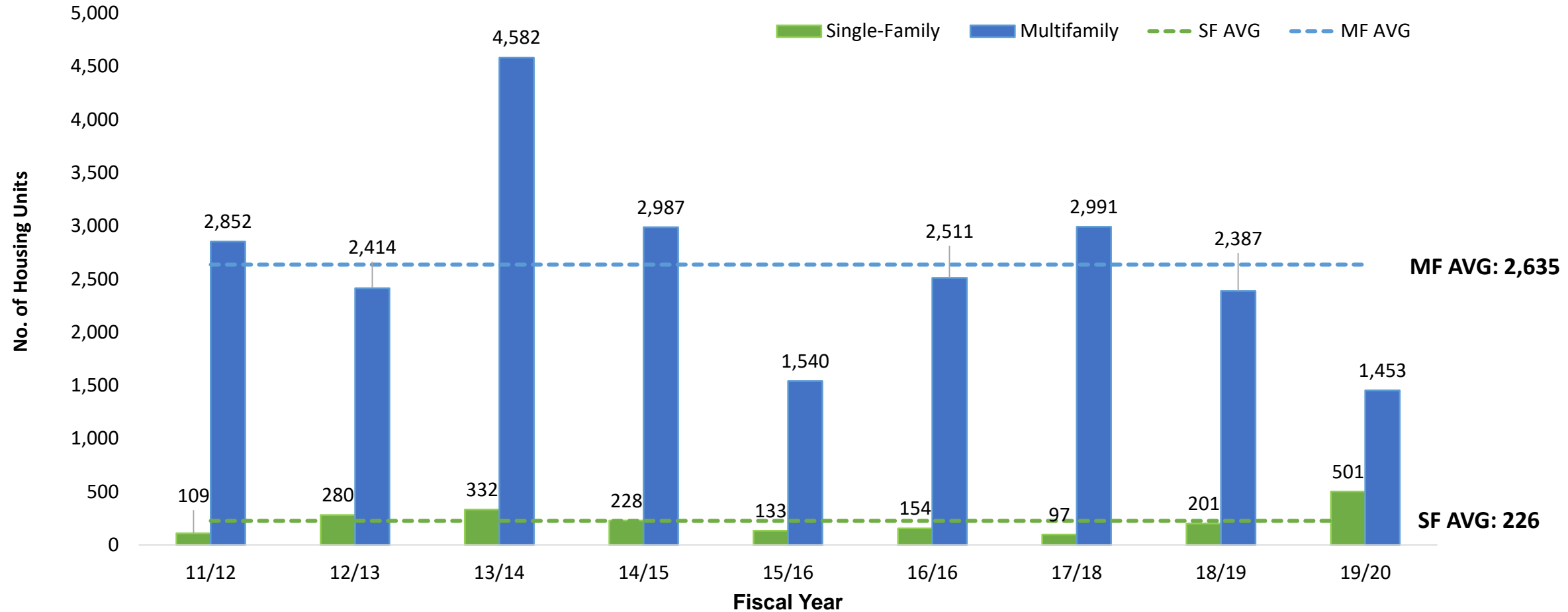
# Population

## Population Projection and Actual Population Growth



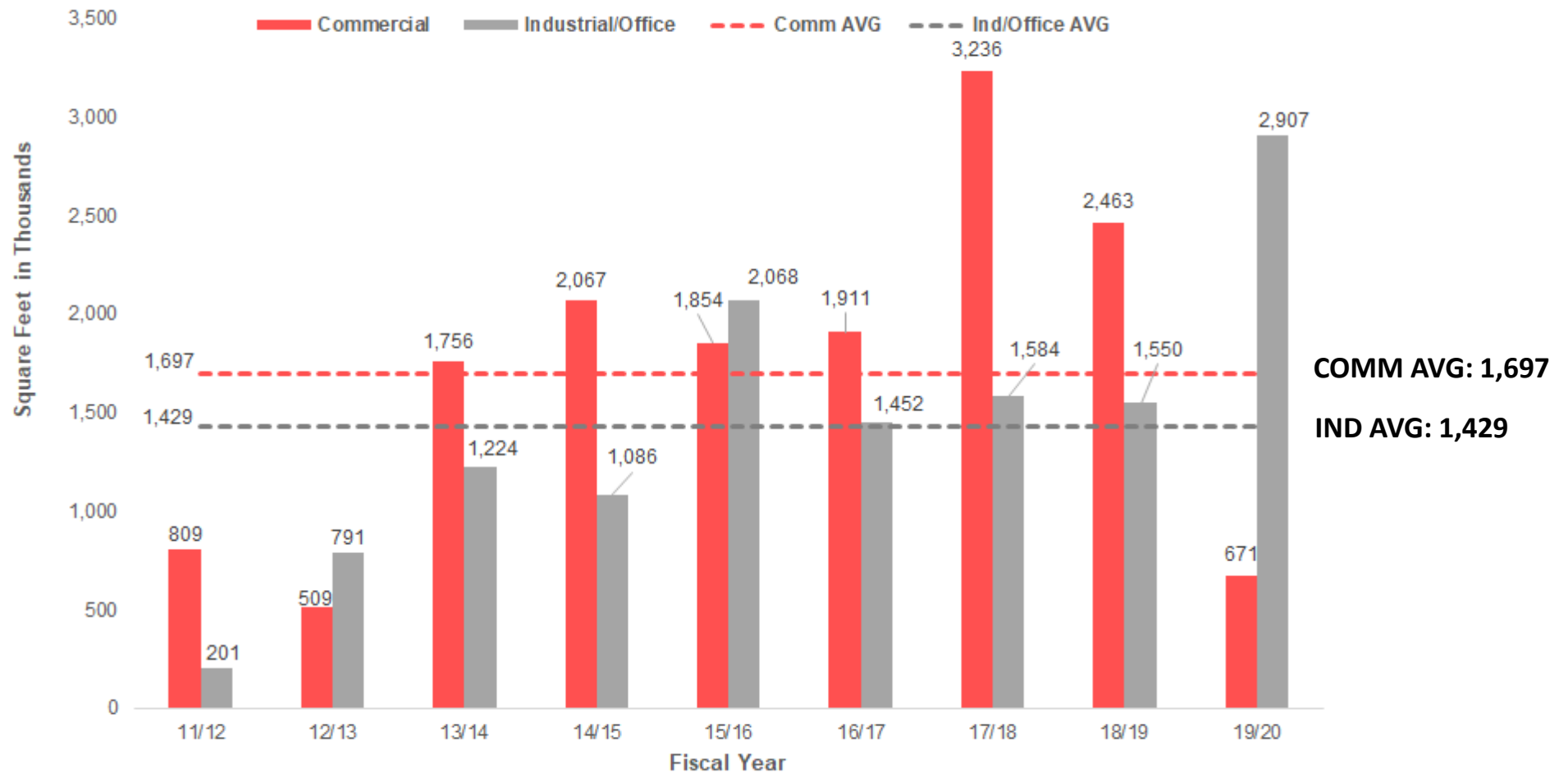
# Focused Growth

## FY 2011-12 to 2019-20: Building Permits Issued for New Residential Units

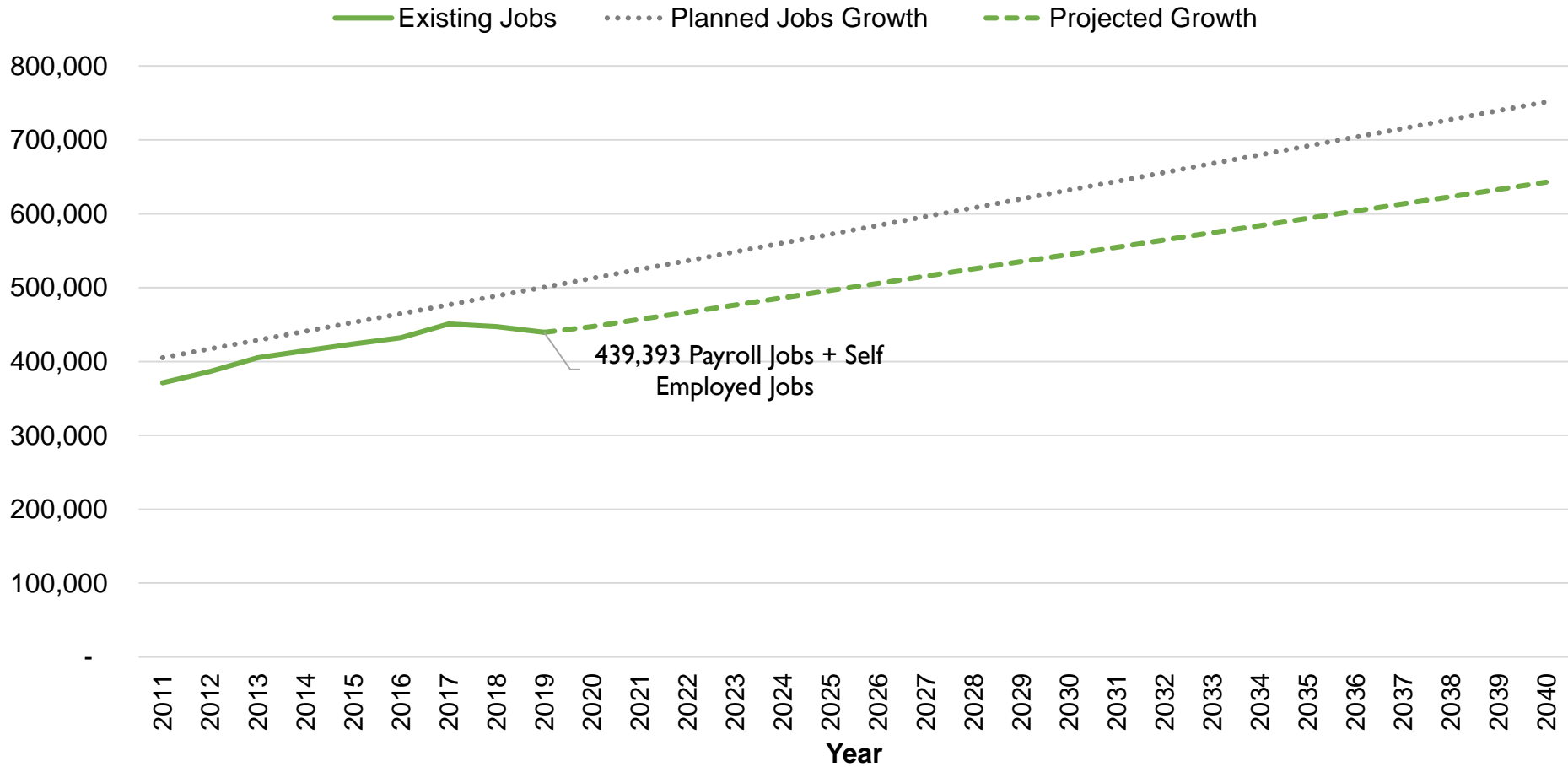


# Focused Growth

**FY 2011-12 to 2019-20: Building Permits Issued for New Commercial and Industrial/Office (sq. ft.)**



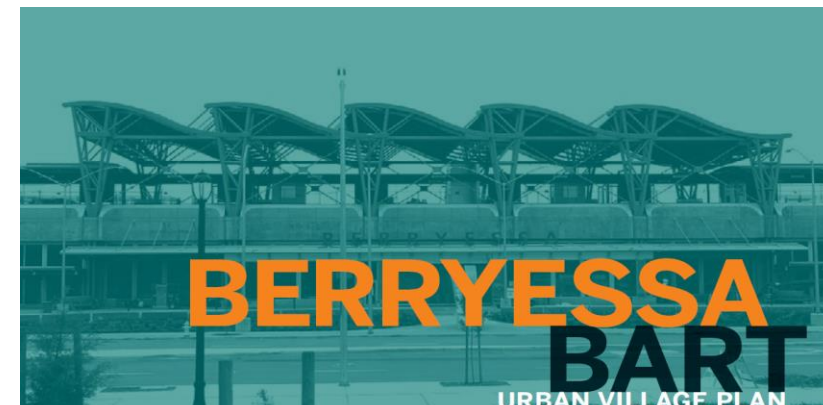
# Employment Center/Fiscally Strong City



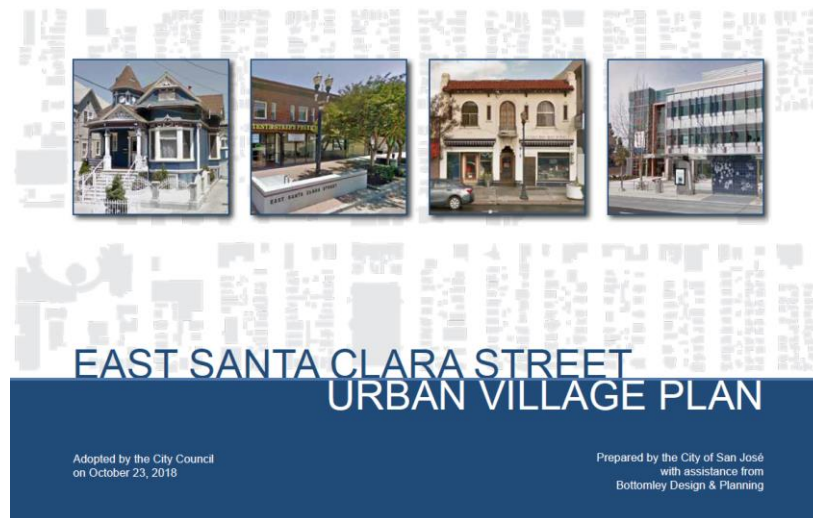
Year	Jobs per Employed Resident
2010	0.83
2011	0.80
2012	0.81
2013	0.83
2014	0.82
2015	0.82
2016	0.82
2017	0.85
2018	0.82
2019	0.81

# Urban Villages

- 12 approved Urban Village Plans
- 2 Urban Village Plans in progress
- 3 Urban Village Plans to be initiated
- Extensive community engagement and input
- Signature Projects
  - Approved: 6 (2 under construction)
  - Under Review: 2



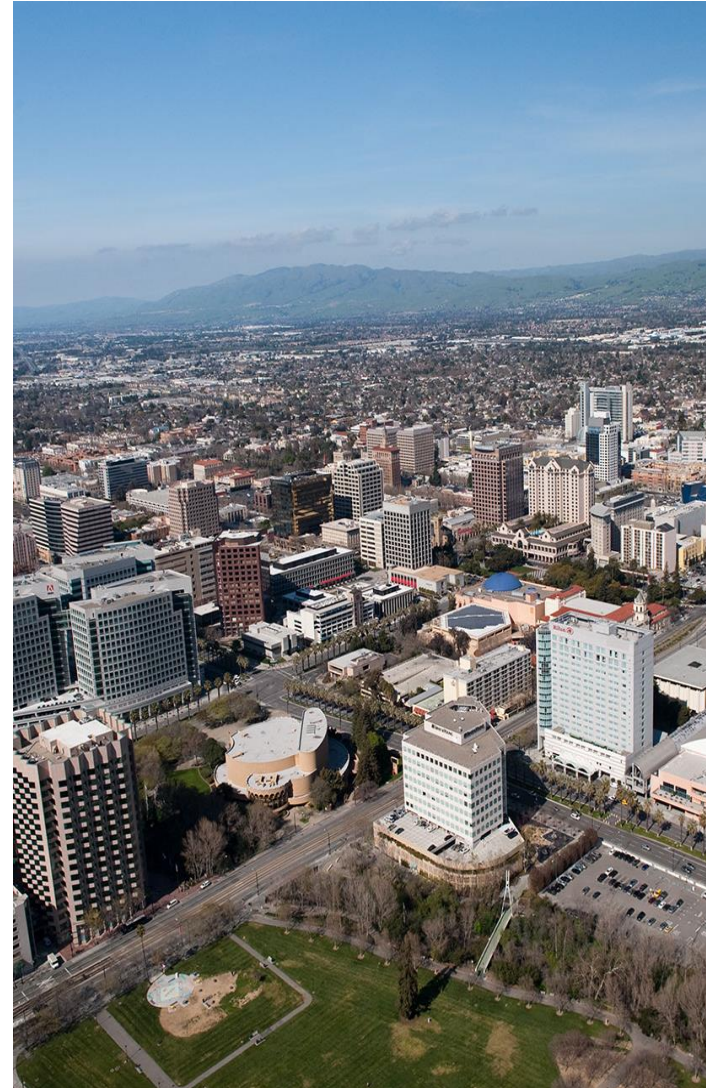
 URBAN VILLAGE  SKIDMORE, OWINGS AND MERRILL LLP | FEHR AND PEERS | TS STUDIO | BARBARA GOLDSTEIN & ASSOCIATES





# Destination Downtown

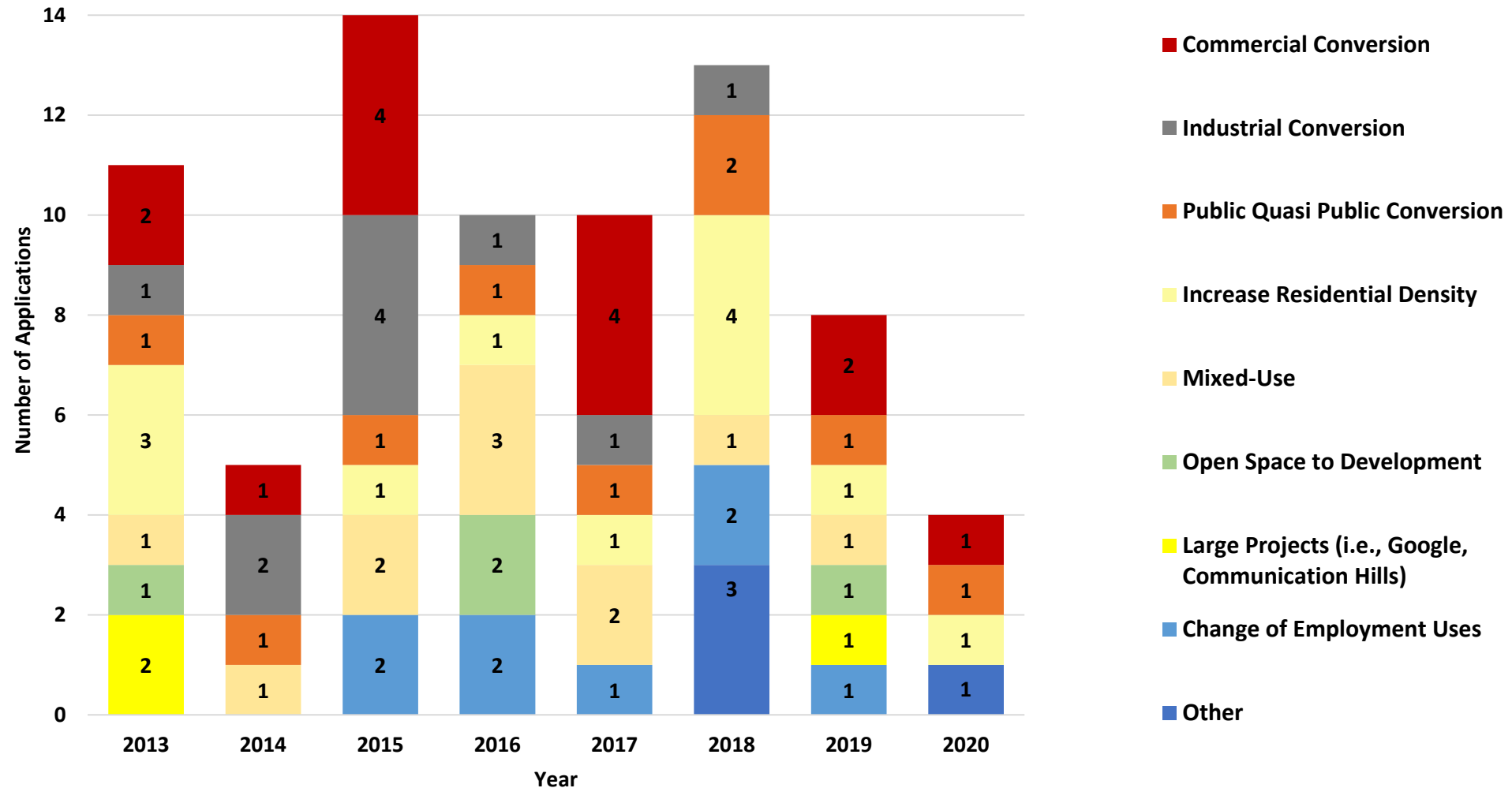
- Planning permits approved since adoption of GP2040:
  - 7,500 residential units
  - 5.3 million sq. ft. commercial/office
- Office vacancy: 9.7%
  - Compared to 23.6% in 2011
- Additional residential and employment growth recommended to be reallocated to Downtown as part of General Plan 4-Year Review





# General Plan Amendment Trends

## Types of GPA Applications



# 2020 General Plan Amendments

## Privately Initiated General Plan Amendments

GP19-012	329 Gifford Avenue	Residential Neighborhood	Downtown
GP20-001	790 Portswood Drive	Transportation Utilities	Residential Neighborhood
GP20-002	1953 Via Reggio Court	Mixed Use Commercial	Urban Residential
GP20-003	1975 Cambrianna Drive	Public/Quasi-Public	Residential Neighborhood
GP20-004/GPT18-009	838, 831, 833, & 802 South 1st Street	Mixed Use Commercial and Mixed Use Neighborhood	Transit Residential
GPT20-001	Five Wounds Urban Village Plan	Proposal to amend interim policies and Urban Village land use designation in the Five Wounds Urban Village Plan	

# 2020 General Plan Amendments

## City-initiated General Plan Amendments

GPT19-006	Citywide	Text Amendment to reference Climate Smart in the General Plan
GPT20-003/ GP20-006	Citywide	Text Amendment to make minor modifications to the General Plan and Midtown Specific Plan

# Additional Hearing Cycles for Non-City Initiated Amendments

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- Council approved additional General Plan hearing cycle in 2019 for non-City initiated amendments for 100% affordable housing projects
- Additional General Plan hearing cycle will be held in Spring 2021 for all non-City initiated General Plan amendments impacted by COVID-19

- Q & A/Discussion