



2006 General Plan Amendments - Fall Hearing Land Use Amendments

City of San Jose Department of Planning, Building and Code Enforcement

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12/13/06

File Number	Location Description	Existing GP Designation	Proposed GP Designation	Staff Recommendation	Planning Commission Recommendation	Planning Commission Date	Planning Commission Vote	Council Action	Council Vote	City Council Date	Applicant/ Owner	Project Manager	Environmental Status
District 2													
GP05-02-05	Terminus of Skyway Drive (4.7 acres)	Very Low Density Residential (2 DU/AC)	Medium Density Residential (8-16 DU/AC)	Public/Quasi-Public	Public/Quasi-Public	October 25, 2006	6-1-0; Zito opposed	Dropped/Withdrawn by Applicant	Dropped	November 14, 2006	Mike Nauman / South Valley Christian Church	Ben Corrales	Mitigated Negative Declaration
GP05-02-06	East side of Monterey Highway, approximately 800 feet northwesterly of Skyway Drive (4.75 acres)	Very Low Density Residential (2 DU/AC) on 4.55 acres and General Commercial on 0.2 acres	Medium Low Density Residential (8 DU/AC) on 4.75 acres	Very Low Density Residential (2 DU/AC) on 4.55 acres and General Commercial on 0.2 acres	Low Density Residential (5 DU/AC) on 4.75 acres	November 13, 2006	4-2-1 (Campos and Platten opposed, Pham absent)	Medium Low Density Residential (8 DU/AC) on 4.75 acres	Approve 9-0-0-1 (Reed abstained)	December 12, 2006	Michael Luu / Monterey Town Center, LLC	Ben Corrales	Mitigated Negative Declaration
District 3													
GP05-03-08	Northeasterly side of Stockton Avenue, approximately 300 feet northerly of West Santa Clara Street (approximately 1.7 acres)	Combined Industrial Commercial on 1 acre and General Commercial on 0.7 acres	Core Area	Core Area	Defer to Winter 07	November 13, 2006	7-0-0	General Commercial on 1.7 acres (consideration of mixed use with 2-acre rule) per Chavez motion	10-0-0	December 12, 2006	(Moraga/Rheem LLC)	Lesley Xavier	Mitigated Negative Declaration
GP06-03-01	Northeasterly side of North King Road, approximately 640 ft south of Mabury Road (24.8 acres)	Light Industrial	Transit Corridor Residential (20+ DU/AC) with a Floating Park	Transit Corridor Residential (20+ DU/AC) with a Floating Park	Transit Corridor Residential (20+ DU/AC) with a Floating Park	November 13, 2006	5-1-1 (Zito opposed, Dhillon abstained)	Transit Corridor Residential (20+ DU/AC) with a Floating Park. Direction for applicant to reach agreement with school district prior to rezoning per Chavez motion.	10-0-0	December 12, 2006	Various / San Jose Transit Village Partners, LLC	Allen Tai	EIR upheld by City Council on appeal
District 4													
GP06-04-02	Southwest corner of East Brokaw Road and Old Oakland Road (27.4 acres)	Industrial Park on 11.9 acres and Industrial Park with Mixed Industrial Overlay on 15.5 acres	Neighborhood/Community Commercial on 6 acres, High Density Residential (25-50 DU/AC) on 21.4 acres	Industrial Park on 11.9 acres and Industrial Park with Mixed Industrial Commercial on 27.4 acres	Neighborhood/Community Commercial on 6 acres, High Density Residential (25-50 DU/AC) on 21.4 acres	November 13, 2006	4-2-1 (Kamkar and Zito opposed, Dhillon abstained)	Neighborhood/Community Commercial on 6 acres, High Density Residential (25-50 DU/AC) on 21.4 acres	8-2-0 (Reed and Chirco opposed)	December 12, 2006	Markovits and Fox, Inc/The Riding Group	Allen Tai	EIR
GP06-04-03	Southeast corner of State Route 237 and North First Street (36.3 acres)	Industrial Park with Mixed Industrial Overlay	Combined Industrial/Commercial	Combined Industrial/ Commercial on a 9.7-acre portion of the site at the northeasterly corner of North First Street and Headquarters Drive; retain Industrial Park and remove the Mixed Industrial Overlay on a 12.6-acre portion of the site 590 feet easterly of North First Street on the northerly side of Headquarters Drive; and retain Industrial Park with Mixed Industrial Overlay on a 14-acre portion of the site at the northeasterly corner of North First Street and Holger Way.	Combined Industrial/ Commercial on a 9.7-acre portion of the site at the northeasterly corner of North First Street and Headquarters Drive; retain Industrial Park and remove the Mixed Industrial Overlay on a 12.6-acre portion of the site 590 feet easterly of North First Street on the northerly side of Headquarters Drive; and retain Industrial Park with Mixed Industrial Overlay on a 14-acre portion of the site at the northeasterly corner of North First Street and Holger Way.	November 13, 2006	7-0-0	Combined Industrial/ Commercial on a 9.7-acre portion of the site at the northeasterly corner of North First Street and Headquarters Drive; retain Industrial Park and remove the Mixed Industrial Overlay on a 12.6-acre portion of the site 590 feet easterly of North First Street on the northerly side of Headquarters Drive; and retain Industrial Park with Mixed Industrial Overlay on a 14-acre portion of the site at the northeasterly corner of North First Street and Holger Way.	10-0-0	December 12, 2006	Palm, Inc/ Hunter/Storm, LLC	Meera Nagaraj	Mitigated Negative Declaration
GP06-04-04	Southeast corner of Berryessa Road and Jackson Avenue (14.5 acres)	Neighborhood/Community Commercial on 6.4 acres, High Density Residential (25-50 DU/AC) on 7.2 acres, and Medium Density Residential (8-16 DU/AC) on 0.9 acres	Medium High Density Residential (12-25 DU/AC) on approximately 14.5 acres	Medium High Density Residential (12-25 DU/AC) on approximately 14.5 acres	Medium High Density Residential (12-25 DU/AC) on approximately 14.5 acres	November 13, 2006	6-0-1 (Pham absent)	Medium High Density Residential (12-25 DU/AC) on approximately 14.5 acres	10-0-0	December 12, 2006	Pepper Lane-Berryessa, LLC / Pulte Home Corp	Meera Nagaraj	Mitigated Negative Declaration
District 7													
GP06-07-03	Withdrawn												
GP06-07-04	East side of Senter Road, approximately 880 ft south of Wool Creek Drive (3.62 acres)	Light Industrial	General Commercial	General Commercial	Combined Industrial/Commercial	November 13, 2006	6-0-1 (Pham absent)	Defer to Winter 2007	10-0-0	December 12, 2006	Exchange Linen Services of CA / Green Valley Corp	Meera Nagaraj	Pending
GP06-07-05	Generally both sides of Towers Lane, between Aborn Road and Amberly Lane (3.4 acres)	Industrial Park	Medium Low Density Residential (8 DU/AC)	Medium Low Density Residential (8 DU/AC)	Medium Low Density Residential (8 DU/AC)	October 25, 2006	7-0-0	Medium Low Density Residential (8 DU/AC)	9-0-2 (Campos and Cortese, Absent)	November 14, 2006	Various / City of San Jose	Patrice Shaffer	Mitigated Negative Declaration

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<u>District 8</u>														
GP05-08-01A	South side of Quimby road, approximately 1,000 feet westerly of Capitol Expressway (81 acres)	Public/Quasi-Public, Medium Low Density Residential (8 DU/AC), Office, Industrial Park and Public Park/Open Space	Mixed Use with No Underlying designation	Mixed Use with No Underlying Land Use Designation, amend Appendix F – Mixed Use Inventory, Medium Low Density Residential (8.0 DU/AC) and Transit Corridor Residential (20+ DU/AC) for up to 1,875 dwelling units; General Commercial, 150,000 to 300,000 square feet; Public Park and Open Space, 12 acres, plus 2 acres if community center not combined with school; Public/Quasi Public approximately 10 acres or more for a new elementary school and community center, assuming joint agreement	Staff's or the developers' proposed land use alternatives	November 8, 2006	7-0-0	Defer to Spring 2007	10-0-0	December 5, 2006; Evergreen discussion December 12, 2006	Arcadia Development Co. and Pepper Lane-Quimby LLC/Arcadia Homes, Inc.	John Baty	EIR upheld by City Council on appeal	
GP05-08-01B	Northeast corner of Tully and White Road (114 acres)	Private Recreation	Medium Density Residential (8-16 DU/AC), Public Park/Open Space	Medium Density Residential (8-16 DU/AC), Neighborhood/Community-Commercial, Public Park/Open Space	Staff's or the developers' proposed land use alternatives	November 8, 2006	7-0-0	Defer to Spring 2007	10-0-0	December 5, 2006; Evergreen discussion December 12, 2006	Duino Family Partners LP/KB Homes	John Baty	EIR upheld by City Council on appeal	
	Mixed Use with No Underlying Land Use Designation, High Density Residential (25-50 DU/AC) for between 375 and 500 dwelling units; General Commercial for up to 95,000 square feet of office and up to 100,000 square feet of commercial (no supermarket >50,000sf); 2 acres of Public/Quasi-Public for a public library.	Generally located southerly at Aborn Road, northeast at Yerba Buena Road and Old Yerba Buena Road (320 acres)	Campus Industrial	Medium Density Residential (8-16 DU/AC), Medium Low Density Residential (8 DU/AC) or Low Density Residential (5 DU/AC), and Parks/Open Space and recommended up to 2000 square feet attached & detached dwelling units	Mixed Use with No Underlying Land Use Designation, Amend Appendix F – Mixed Use Inventory, Medium Density Residential (8-16 DU/AC) on 165 acres for up to 1,275 dwelling units; Campus Industrial on 120 acres with a maximum 0.4 FAR; Public Park and Open Space on minimum 10 acres; Public/Quasi-Public on approximately 25 acres for a public school.	Staff's or the developers' proposed land use alternatives; Recommended approval of the proposed revised Evergreen Development Policy (EDP) with the following components; (1) Arcadia community center to occur in Phase II; (2) limit the size of a grocery store.	November 8, 2006	7-0-0	Defer to Spring 2007	10-0-0	December 5, 2006; Evergreen discussion December 12, 2006	Berg & Berg	John Baty	EIR upheld by City Council on appeal
GP05-08-01F	North side of Yerba Buena Road, approximately 350 feet easterly of San Felipe Road (27 acres)	Public/Quasi-Public	Mixed Use with No Underlying designation	Mixed Use with No Underlying Land Use Designation, High Density Residential (25-50 DU/AC) for between 375 and 500 dwelling units; General Commercial for up to 95,000 square feet of office and up to 100,000 square feet of commercial (no supermarket >50,000sf); 2 acres of Public/Quasi-Public for a public library.	Staff's or the developers' proposed land use alternatives	November 8, 2006	7-0-0	Defer to Spring 2007	10-0-0	December 5, 2006; Evergreen discussion December 12, 2006	Evergreen Valley Community College	John Baty	EIR upheld by City Council on appeal	
GPT05-08-01	Evergreen Specific Plan area		Amend the Text to reflect the proposed changes to the San Jose 2020 General Plan, and in Appendix E, and F.	Amend Appendix F – Mixed Use Inventory;	Staff's or the developers' proposed land use alternatives; Recommended approval of the proposed revised Evergreen Development Policy (EDP) with the following components; (1) Arcadia community center to occur in Phase II; (2) limit the size of a grocery store on the Evergreen Valley College site to 20,000 square feet; (3) Task Force amenity prioritization "H" (in Planning Commission attachment #4); (4) reserve 40 acres on the Campus Industrial site for a high school; and (5) the "residential pool" should incorporate the following; (a) residential "pool" units be a minimum of 500 units (not a maximum);	November 8, 2006	7-0-0	Defer to Spring 2007	10-0-0	December 5, 2006; Evergreen discussion December 12, 2006		John Baty	EIR upheld by City Council on appeal	
					(b) any excess units from the opportunity sites should go to the pool; (c) pool units should be available immediately after Evergreen Development Policy approval; and (d) pool criteria should be flexible to ensure participation of all potential infill parcels.									

2006 General Plan Text Amendments - Fall Hearing

File Number	Location Description	Proposed text amendment	Staff Recommendation	Planning Commission Recommendation	Planning Commission Date	Planning Commission Vote	Council Action	City Council Date	Council Vote	Owner/Applicant	Project Manager	Environmental Status
GP06-T-05	Citywide	General Plan Text Amendment to make additions, revisions and clarifications to the Natural Resources, Water Resources and Level of Service goals and policies to clarify and strengthen the City's commitment to preservation and protection of water resources.	General Plan Text Amendment to make additions, revisions and clarifications to the Natural Resources, Water Resources and Level of Service goals and policies to clarify and strengthen the City's commitment to preservation and protection of water resources.	General Plan Text Amendment to make additions, revisions and clarifications to the Natural Resources, Water Resources and Level of Service goals and policies to clarify and strengthen the City's commitment to preservation and protection of water resources.	November 13, 2006	6-0-1 Pham absent	General Plan Text Amendment to make additions, revisions and clarifications to the Natural Resources, Water Resources and Level of Service goals and policies to clarify and strengthen the City's commitment to preservation and protection of water resources.	December 12, 2006	10-0-0	City of San Jose	Stan Ketchum	EIR Resolution No. 65459
GP06-T-06	North side of McKean Road, approximately 1,500 feet westerly of Fortini Road	General Plan Text Amendment to amend the text to delete language allowing interim sports fields within the South Almaden Valley Urban Reserve.	General Plan Text Amendment to amend the text to delete language allowing interim sports fields within the South Almaden Valley Urban Reserve.	General Plan Text Amendment to amend the text to delete language allowing interim sports fields within the South Almaden Valley Urban Reserve.	November 13, 2006	6-0-1 Pham absent	General Plan Text Amendment to amend the text to delete language allowing interim sports fields within the South Almaden Valley Urban Reserve.	December 12, 2006	10-0-0	City of San Jose	Stan Ketchum	EIR Resolution No. 65459