



SPRING 2008 GENERAL PLAN REVIEW

General Plan Land Use and Text Amendments (Page 1 of 4)

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	Owner/Applicant	Project Manager	Environmental Status
District 1													
GP08-01-01	East side of San Tomas Expressway approximately 680 feet southerly of Stevens Creek Boulevard (1.45 acres)	Medium High Density Residential (12-25 DU/AC)	General Commercial	Recommend approval of the General Plan amendment request to change the Land Use/Transportation Diagram designation from Medium High Density Residential (12-25 DU/AC) to General Commercial on a 1.45-acre site as recommended by staff.	Recommend approval of the General Plan amendment request to change the Land Use/Transportation Diagram designation from Medium High Density Residential (12-25 DU/AC) to General Commercial on a 1.45-acre site as recommended by staff.	April 21, 2008	5-0-2 (Campos and Zito absent)	Approval of the General Plan amendment request to change the Land Use/Transportation Diagram designation from Medium High Density Residential (12-25 DU/AC) to General Commercial on a 1.45-acre site as recommended by staff.	10-0-1 (Constant absent)	Tentative Action May 20, 2008; Final Resolution May 20, 2008.	Kenneth and Alice C. Kerley, Owner/City of San Jose, Applicant	Ed Schreiner	Addendum to Negative Declaration for PDC83-063
District 2													
UGB06-001	3.2 acres of unincorporated territory located at the northeasterly quadrant of the intersection of Piercy Road and Silicon Valley Road (formerly Tennant Road)		Proposal to modify the City's Greenline/Urban Growth Boundary (UGB) to include approximately 3.2 acres of unincorporated territory located at the northeasterly quadrant of the intersection of Piercy Road and Silicon Valley Road	Recommend to the City Council approval of the proposal to modify the City's Greenline/Urban Growth Boundary (UGB) to include approximately 3.2 acres of unincorporated territory located generally at the northeasterly quadrant of the intersection of Piercy Road.	Recommend to the City Council approval of the proposal to modify the City's Greenline/Urban Growth Boundary (UGB) to include approximately 3.2 acres of unincorporated territory located generally at the northeasterly quadrant of the intersection of Piercy Road.	April 21, 2008	4-1-2 (Kinman opposed; Campos, Zito absent)	Continue to Fall (Nov-Dec) General Plan Hearings per Council Member Williams	Continue to Fall (November); 10-0-1 (Constant absent)	Tentative Action May 20, 2008; Final Resolution May 20, 2008.	Barbaccia Investments, Owner/Jack Previtte, Applicant	Allen Tai	Negative Declaration
GP06-02-02 (related to UGB06-001)	3.2 acres of unincorporated territory located at the northeasterly quadrant of the intersection of Piercy Road and Silicon Valley Road (formerly Tennant Road)	Rural Residential (0.2 DU/AC)	High Density Residential (25-50 DU/AC) on a 3.2-acre site, and expand the Urban Service Area to include the 3.2-acre site.	Recommend to the City Council denial of the General Plan amendment and denial of the Urban Service Area (USA) expansion request	Recommend to the City Council denial of the General Plan amendment and Urban Service Area (USA) expansion request to change the General Plan land use designation from Rural Residential (0.2 dwelling units per acre) to High Density Residential (25-50 dwelling units per acre) on an approximately 3.2-acre site.	April 21, 2008	5-0-2 (Campos and Zito absent)	Continue to Fall (Nov-Dec) General Plan Hearings per Council Member Williams	Continue to Fall (November); 10-0-1 (Constant absent)	Tentative Action May 20, 2008; Final Resolution May 20, 2008.	Barbaccia Investments, Owner/Jack Previtte, Applicant	Allen Tai	Negative Declaration
District 3													
GP07-03-03/ GPT07-03-03	Coleman Avenue from Hedding Street to Autumn Street	Minor Arterial (80-106 feet)	Major Arterial (115-130 feet)	Change the San José 2020 General Plan text and Appendix E to upgrade Coleman Avenue from Minor Arterial (80-106 feet) to Major Arterial (115-130 feet) from Hedding Street to Autumn Street	Change the San José 2020 General Plan text and Appendix E to upgrade Coleman Avenue from Minor Arterial (80-106 feet) to Major Arterial (115-130 feet) from Hedding Street to Autumn Street	March 26, 2008	7-0-0	Approval of the General Plan Land Use/Transportation Diagram and text amendment request to change the San José 2020 General Plan text and Appendix E to upgrade Coleman Avenue from Minor Arterial (80-106 feet) to Major Arterial (115-130 feet) from Hedding Street to Autumn Street.	10-0-1 (Nguyen absent)	Tentative Action April 22, 2008; Final Resolution May 20, 2008.	City of San Jose, Owner/Applicant	Allen Tai	EIR Resolution No. 72767
GP07-03-04/ GPT07-03-04	Block bounded by E. Jackson Street, N. 6th Street, E. Taylor Street, and N. 7th Street (675-696 North 6th Street) (5.78 acres)	Jackson-Taylor Planned Residential Community Specific Land Use Plan Mixed Use 2 and Public Park/Open Space. Maximum height 65 feet	Jackson-Taylor Planned Residential Community Specific Land Use Plan Mixed Use 2A to allow (1) up to 600 multiple-dwelling units, (2) 16,000 to 30,000 square feet of ground-floor retail space, (3) 10,000 to 20,000 square feet of community amenity space, (4) up to 900 underground parking spaces with limited surface parking, and (5) an increase in height from 65 to 175 feet on a 5.78 acre site.	Change the San José 2020 General Plan and Jackson Taylor Planned Residential Community Specific Plan to allow (1) up to 600 multiple-dwelling units, (2) 16,000 to 30,000 square feet of ground-floor retail space, (3) 10,000 to 20,000 square feet of community amenity space, (4) up to 900 underground parking spaces with limited surface parking, and (5) an increase in height from 65 to 175 feet on a 5.78 acre site.	Change the San José 2020 General Plan and Jackson Taylor Planned Residential Community Specific Plan to allow (1) up to 600 multiple-dwelling units, (2) 16,000 to 30,000 square feet of ground-floor retail space, (3) 10,000 to 20,000 square feet of community amenity space, (4) up to 900 underground parking spaces with limited surface parking, and (5) an increase in height from 65 to 175 feet on a 5.78 acre site.	April 21, 2008	5-0-2 (Campos and Zito absent)	Approval of the General Plan and Specific Plan amendment requests to change the Jackson-Taylor Planned Residential Community Specific Land Use Plan diagram and text in the San José 2020 General Plan from Mixed Use 2 and Public Park/Open Space to Mixed Use 2A to allow (1) up to 600 multiple-dwelling units, (2) 16,000 to 30,000 square feet of ground floor retail space, (3) 10,000 to 20,000 square feet of community amenity space, (4) and an increase in height from 65 to 175 feet, and to revise the text of the Mixed Use designation in the Jackson Taylor Residential Strategy to indicate a density of up to 160 du/ac with a mix of retail and community amenities, and a height limit of 175 feet. See Council Synopsis for Council	10-0-1 (Constant absent)	Tentative Action May 20, 2008; Final Resolution May 20, 2008.	City of San Jose, Owner/Williams & Dame Development, Inc., Applicant	Licina McMorrow	EIR Resolution No. 74384 adopted May 20, 2008.
GP07-03-05/ GPT07-03-05	Southeast corner of North 10th Street and East Mission Street (2.2 acres)	Jackson Taylor Planned Residential Community Specific Land Use Plan High Density Residential (25-50 DU/AC)	Jackson-Taylor Planned Residential Community Specific Land Use Plan Medium High Density Residential (12-25 DU/AC)	Recommend to the City Council denial of a General Plan and Specific Plan amendment request to change the Jackson-Taylor Planned Residential Community Specific Land Use Plan diagram from High Density Residential (25-50 DU/AC) to Medium High Density Residential (12-25 DU/AC) on a 2.2-acre site and denial of the request to change the Jackson-Taylor Residential Strategy.	Failed to pass a motion to approve or deny and thus (per City of San Jose Municipal Code 18.08.100) deemed a negative recommendation 2-3-2 (Jensen, Kamkar in favor; Kalra, Kinman, Platten opposed; Campos, Zito absent)	April 21, 2008	Failed to pass a motion to approve; deemed a negative recommendation 2-3-2 (Jensen, Kamkar in favor; Kalra, Kinman, Platten opposed; Campos, Zito absent)	Approval of the General Plan and Specific Plan amendment requests to change the Jackson-Taylor Planned Residential Community Specific Land Use Plan diagram and text in the San José 2020 General Plan from High Density Residential (25-50 DU/AC) to Medium High Density Residential (12-25 DU/AC) with Council direction for minimum of approximately 20-22 units per acre.	10-0-1 (Constant absent)	Tentative Action May 20, 2008; Final Resolution May 20, 2008.	Westmount Square, LLC, Owner/Arcadia Homes, INC. Applicant	Ella Samonsky	Negative Declaration
District 4													
GP07-04-02	Northwest corner of Brokaw Road and Oakland Road (1015 and 1075 East Brokaw Road) (8.5 acres)	Industrial Park	Combined Industrial/Commercial	Recommend approval of the General Plan amendment request to change the Land Use/Transportation Diagram designation from Industrial Park to Combined Industrial/Commercial on an 8.5-acre site as recommended by staff.	Recommend approval of the General Plan amendment request to change the Land Use/Transportation Diagram designation from Industrial Park to Combined Industrial/Commercial on an 8.5-acre site as recommended by staff.	April 21, 2008	5-0-2 (Campos and Zito absent)	Approval of the General Plan amendment request to change the Land Use/Transportation Diagram designation from Industrial Park to Combined Industrial/Commercial on an 8.5-acre site as recommended by staff.	10-0-1 (Constant absent)	Tentative Action May 20, 2008; Final Resolution May 20, 2008.	Dollinger Properties, Owner/Applicant	Ed Schreiner	North San José EIR Resolution No.72768, and Addenda thereto
GP07-04-04 (related to GP06-04-05)	Northeast corner of Junction Ave and Dado Street (2256 Junction Avenue) (13.68 acres)	Industrial Park	Heavy Industrial	Recommend approval of the General Plan amendment request to change the General Plan Land Use/Transportation Diagram designation from Industrial Park to Heavy Industrial on a 13.68-acre site.	Recommend approval of the General Plan amendment request to change the General Plan Land Use/Transportation Diagram designation from Industrial Park to Heavy Industrial on a 13.68-acre site.	April 09, 2008	7-0-0	Approval of the General Plan amendment request to change the General Plan Land Use/Transportation Diagram designation from Industrial Park to Heavy Industrial on a 13.68-acre site.	11-0-0	Tentative Action May 6, 2008; Final Resolution May 20, 2008.	San Jose V Investors, Applicant/UBS Realty Investors, Owner	Licina McMorrow	EIR Resolution No. 74386 adopted May 20, 2008



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District 4													
cont'd													
GP06-04-05 (related to GP07-04-04)	Southeasterly side of Berryessa Road, approximately 770 feet southwest of the intersection of Berryessa Road and North King Road (13.64 acres)	Light Industrial	Transit Corridor Residential (20+DU/AC)	Recommend to the City Council approval of the staff alternative to change the General Plan Land Use/Transportation Diagram designation from Light Industrial to Combined Industrial/Commercial.	Recommend approval of the staff alternative to change the General Plan Land Use/Transportation Diagram designation from Light Industrial to Combined Industrial/Commercial.	April 09, 2008	7-0-0	Approval of the staff alternative to change the General Plan Land Use/Transportation Diagram designation from Light Industrial to Combined Industrial/Commercial.	11-0-0	Tentative Action May 6, 2008; Final Resolution May 20, 2008.	San Jose V Investors, Applicant/UB S Realty Investors, Owner	Licinia McMorrow	EIR Resolution No. 74386 adopted May 20, 2008
District 6													
GP07-06-01/ GPT07-06-01 (related to GP08-09-01)	North of I-280 and Tisch Way, west of South Monroe Street and South Baywood Avenue, and east of Dudley Avenue (485 South Monroe Street)	Regional Commercial (2.25 acres) and Office (5.15 acres) on a 7.4 acre site	Medium High Density Residential (12-25 DU/AC) on 5.15 acres (no change to Regional Commercial on 2.25 acres) and increase the maximum building height limit from 50 feet to 90 feet between Dudley Avenue and South Baywood Road..	Recommend denial of the General Plan land use and text amendment request to: 1. Amend the General Plan Land Use/Transportation Diagram designation from Office to Medium High Density Residential (12-25 DU/AC) on 5.15 acres of a 7.4-acre site. 2. Increase the maximum building height limit from 50 feet to 90 feet between Dudley Avenue and South Baywood Road.	Recommend denial of the General Plan land use and text amendment request to: 1. Amend the General Plan Land Use/Transportation Diagram designation from Office to Medium High Density Residential (12-25 DU/AC) on 5.15 acres of a 7.4-acre site. 2. Increase the maximum building height limit from 50 feet to 90 feet between Dudley Avenue and South Baywood Road.	April 09, 2008	4-3-0 (Jensen, Kaira, and Zito opposed)	Denial- No change to the General Plan	6-5-0 (Denial-No change to the General Plan); Council Members opposed: Williams, Campos, Cortese, Constant, and Chu	Tentative Action May 6, 2008; Final Resolution May 20, 2008.	PacBell, Owner/SilverStone Communities, Applicant	Allen Tai	Mitigated Negative Declaration
District 8													
GP08-08-01/ GPT08-08-01	Within the vicinity of the Reid Hillview Airport generally defined as the area bounded by I-680 and Lower Silver Creek (north), Aborn Road (south), White Road (east) and Highway 101 (west). Council Districts 5, 7, and 8 SN: East Valley/680, West Evergreen, and KONA	Various; No Airport Influence Area Overlay	General Plan Land Use/Transportation Diagram and text amendment request to change the Land Use/Transportation Diagram designation and to revise the text of the San José 2020 General Plan to establish an Airport Influence Area Overlay in the vicinity of the Reid Hillview Airport generally defined as the area bounded by Highway 680 to the north, Aborn Road to the south, White Road to the east, and Highway 101 to the west.	Recommend approval of the General Plan Land Use/Transportation Diagram and Text amendment to establish an Airport Influence Area Overlay in the vicinity of the Reid Hillview Airport generally defined as the area bounded by Highway 680 and Lower Silver Creek to the north, Aborn Road to the south, White Road to the east, and Highway 101 to the west as recommended by staff.	Recommend approval of the General Plan Land Use/Transportation Diagram and Text amendment to establish an Airport Influence Area Overlay in the vicinity of the Reid Hillview Airport generally defined as the area bounded by Highway 680 and Lower Silver Creek to the north, Aborn Road to the south, White Road to the east, and Highway 101 to the west as recommended by staff.	March 26, 2008	6-0-0-1 (Campos abstained)	Approval of the General Plan Land Use/Transportation Diagram and Text amendment to establish an Airport Influence Area Overlay in the vicinity of the Reid Hillview Airport generally defined as the area bounded by Highway 680 and Lower Silver Creek to the north, Aborn Road to the south, White Road to the east, and Highway 101 to the west as recommended by staff.	10-0-1 (Nguyen absent)	Tentative Action April 22, 2008; Final Resolution May 20, 2008.	Various Owners/City of San Jose, Applicant	Allen Tai	Negative Declaration for Amendments to the Santa Clara County Airport Land Use Commission's Land Use Plan for Areas Surrounding Santa Clara County Airports adopted by the County of Santa Clara, September 7, 2007.
District 9													
GP08-09-01	Northwesterly corner of Coniston Way and Blossom Hill Road (1345-1349 Blossom Hill Road) (4.5 acres)	Medium Density Residential (8-16 DU/AC)	General Commercial	Recommend approval of the General Plan amendment request to change the General Plan Land Use/Transportation Diagram designation from Medium Density Residential (8-16 DU/AC) to General Commercial on a 4.5-acre site located on the northwesterly corner of Coniston Way and Blossom Hill Road.	Recommend approval of the General Plan amendment request to change the General Plan Land Use/Transportation Diagram designation from Medium Density Residential (8-16 DU/AC) to General Commercial on a 4.5-acre site located on the northwesterly corner of Coniston Way and Blossom Hill Road.	April 09, 2008	7-0-0	WITHDRAWN BY APPLICANT (Council action was for approval of the applicant's request to withdraw the item at the hearing.)	11-0-0 Withdrawn	Tentative Action for Withdrawal May 6, 2008; Final Resolution May 20, 2008.	Continental Centers, LLC. and Pamela S. and Randy A. Kelley, Owners/SilverStone Communities, Applicant	Allen Tai	Mitigated Negative Declaration



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Last Updated
5/22/2008

File Number	Location Description	Proposed text amendment	Staff Recommendation	Planning Commission Recommendation	Planning Commission Date	Planning Commission Vote	Council Action	Council Vote	City Council Date	Owner/Applicant	Project Manager	Environmental Status
GP08-T-02	Southeast corner of State Route 237 and North First Street (101 Holger Way) District 4	General Plan text amendment request to revise the text of the General Plan to allow a change in the maximum building height from 120 feet to 210 feet above ground level on an approximately 14.1-acre site located at the southeast corner of State Route 237 and North First Street (101 Holger Way)	Recommend approval of a General Plan text amendment request to allow a change in the maximum building height from 120 feet to 210 feet above ground level on an approximately 14.1-acre site	Recommend approval of a General Plan text amendment request to allow a change in the maximum building height from 120 feet to 210 feet above ground level on an approximately 14.1-acre site	April 21, 2008	5-0-2 (Campos and Zito absent)	Approval of a General Plan text amendment request to allow a change in the maximum building height from 120 feet to 210 feet above ground level on an approximately 14.1-acre site	10-0-1 (Constant absent)	Tentative Action May 20, 2008; Final Resolution May 20, 2008.	MFP/Hunter @First Office Partners, LLC, Owner/Applicant	Chris Burton	North San José EIR Resolution No.72768, and Addenda thereto
GP08-T-03	Citywide	General Plan text amendment request to amend the General Plan text of the Discretionary Alternate Use Policies to allow on sites that are two acres or smaller in size the following alternate uses: 1) with an industrial land use designation, commercial uses; 2) with a residential land use designation, commercial uses if the site is in an existing commercial zoning district; 3) with a commercial land use designation, mixed commercial and residential uses or exclusively residential uses if the site is adjacent on at least two sides to residentially designated land; 4) increasing the density bonus for a development that provides units for Extremely Low Income households.	Recommend to the City Council approval of a General Plan text amendment to the Discretionary Alternate Use Policies as described and dropped provision 4	Recommend to the City Council approval of provisions 1, 2, and 3 of the proposed General Plan text amendment to the Discretionary Alternate Use Policies and dropping provision 4.	April 21, 2008	4-0-2-1 (Camps and Zito absent; Kamkar abstained)	Change the San José 2020 General Plan text of the Discretionary Alternate Use Policies to allow on sites that are two acres or smaller in size the following alternate uses: (1) with an industrial land use designation, commercial uses; (2) with a residential land use designation, commercial uses if the site is in an existing commercial zoning district and adjacent on at least two sides to sites that are commercially zoned or developed with commercial uses; (3) with a commercial land use designation, mixed commercial and residential uses or exclusively residential uses if the site is adjacent on at least two sides or by 50% to residentially designated land	10-0-1 (Constant absent)	Tentative Action May 20, 2008; Final Resolution May 20, 2008.	City of San Jose Owner/Applicant	Jenny Nusbaum	Addendum to San José 2020 General Plan Environmental Impact Report Resolution No. 65459



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File Number	Location Description	Proposed text amendment	Staff Recommendation	Planning Commission Recommendation	Planning Commission Date	Planning Commission Vote	Council Action	Council Vote	City Council Date	Owner/Applicant	Project Manager	Environmental Status
GP08-T-04	Council District: 3 & 4. SN: 13th Street	General Plan text amendment request to incorporate into the text of the San Jose 2020 General Plan the US-10/Oakland/Mabury Transportation Development Policy as adopted by City Council Resolution No. 74195.	Recommend approval of the General Plan text amendment request to incorporate into the text of the San Jose 2020 General Plan the US-10/Oakland/Mabury Transportation Development Policy as adopted by City Council Resolution No. 74195	Recommend approval of the General Plan text amendment request to incorporate into the text of the San Jose 2020 General Plan the US-10/Oakland/Mabury Transportation Development Policy as adopted by City Council Resolution No. 74195	March 26, 2008	7-0-0	Approval of the General Plan text amendment request to incorporate into the text of the San Jose 2020 General Plan the US-10/Oakland/Mabury Transportation Development Policy as adopted by City Council Resolution No. 74195	10-0-1 (Nguyen absent)	Tentative Action April 22, 2008; Final Resolution May 20, 2008.	City of San Jose Owner/ Applicant	Jenny Nusbaum	EIR Resolution No. 74195.1 adopted December 18, 2007
GP08-T-05	Citywide	General Plan text amendment request to revise the San José 2020 General Plan to amend urban forest policies consistent with San José's Green Vision and existing City tree ordinances, programs, and policies, to augment the existing text related to the benefits, importance, conservation, maintenance and preservation of the urban forest, and to expand the vision for the City's urban forest.	Recommend approval of the General Plan text amendment to revise the San José 2020 General Plan to amend urban forest policies consistent with San José's Green Vision and existing City tree ordinances, programs, and policies, to augment the existing text related to the benefits, importance, conservation, maintenance and preservation of the urban forest, and to expand the vision for the City's urban forest	Recommend approval of the General Plan text amendment to revise the San José 2020 General Plan to amend urban forest policies consistent with San José's Green Vision and existing City tree ordinances, programs, and policies, to augment the existing text related to the benefits, importance, conservation, maintenance and preservation of the urban forest, and to expand the vision for the City's urban forest	April 21, 2008	5-0-2 (Campos and Zito absent)	Approval of the General Plan text amendment to revise the San José 2020 General Plan to amend urban forest policies consistent with San José's Green Vision and existing City tree ordinances, programs, and policies, to augment the existing text related to the benefits, importance, conservation, maintenance and preservation of the urban forest, and to expand the vision for the City's urban forest with minor text changes per Council direction to clarify that tree absorb carbon and strengthen protection of trees in riparian areas.	10-0-1 (Constant absent)	Tentative Action May 20, 2008; Final Resolution May 20, 2008.	City of San Jose Owner/ Applicant	Rachel Roberts	Addendum to San José 2020 General Plan Environmental Impact Report Resolution No. 65459