



FALL 2008 GENERAL PLAN REVIEW

Last Updated
12/18/2008

General Plan Land Use and Text Amendments (Page 1 of 3)

| 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 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) | Outside of the Urban Growth Boundary | 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 and Silicon Valley Road. | April 21, 2008 | 4-1-2 (Kinman opposed; Campos, Zito absent) | Tentatively Approved | 10-0-1 (Cortese absent) | Tentative Approval 12/02/2008; Final Resolution 12/16/08. | Barbaccia Investments/ Jack Previte | 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) and outside of the Urban Service Area | 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 request and denial of the Urban Service Area (USA) expansion request. | April 21, 2008 | 5-0-2 (Campos and Zito absent) | Denied (no change to the General Plan land use designation of Rural Residential (0.2 DU/AC) and maintain outside of the Urban Service Area) | 9-1-1 (Williams opposed to denial, Cortese absent); Final resolution 11-0-0. | Tentative Denial 12/02/2008; Final Resolution 12/16/2008. | Barbaccia Investments/ Jack Previte | Allen Tai | Negative Declaration |
| District 4 | | | | | | | | | | | | | |
| GP07-04-03 | Southeast corner between Landess Avenue and Morrill Avenue (3102 Landess Avenue, 2148 Morrill Avenue) (.96 acres) | Medium Density Residential (8-16 DU/AC) on 0.6 acres and Medium Low Density Residential (8 DU/AC) on 0.36 acres. | Neighborhood/Community Commercial | Recommend to the City Council approval of the General Plan amendment request to change the Land Use/Transportation Diagram designation from Medium Density Residential (8-16 DU/AC) on .6 acres and Medium Low Density Residential (8 DU/AC) on .36 acres to Neighborhood/Community Commercial on a .96-acre site. | Recommend to the City Council approval of the General Plan amendment request. | November 05, 2008 | 5-0-1 (Commissioner Platten, absent) | Approved | 10-0-1 (Cortese absent); Final resolution 11-0-0. | Tentative Approval 12/2/2008; Final Resolution 12/16/2008. | Klifo Family Invs LLC / Commercial Finance Corp. | Bill Roth | Negative Declaration |
| GP08-04-01 | Southeast corner of Montague Expressway and O'Toole Avenue (1060 Rincon Circle) (8.5 acres) | Industrial Park | Combined Industrial/Commercial | Recommend to the City Council 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. | Recommend to the City Council approval of the General Plan amendment request. | November 19, 2008 | 6-0-0 | Approved | 10-0-1 (Cortese absent); Final resolution 11-0-0. | 12/16/2008 | Carr NP Properties LLC and CarrAmerica Realty OP / City of San Jose | Rachel Roberts | North San José EIR Resolution No.72768, and Addenda thereto |

Exhibit A



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| District 6 | | | | | | | | | | | | | |
| GP08-06-01 | North side of Parkmoor Avenue approximately 1,070 feet west of Meridian Avenue, in the rear lot, (1555 Parkmoor Avenue) 2.37 acres | Medium High Density Residential (12-25 DU/AC) | General Commercial | Defer to Spring 2009 | Defer to Spring 2009 | November 19, 2008 | 6-0-0 | Defer to Spring 2009 | 11-0-0 | ##### | Chiechi Park West III/Hope Services, Owner / City of San Jose Housing Department, Applicant | Rachel Roberts | Negative Declaration |
| District 8 | | | | | | | | | | | | | |
| GP08-08-05 | West side of San Felipe Road approximately 600 feet south of Delta Road 0.69-acre portion and 0.92-portion of 2.98 acres | Low Density Residential (5 DU/AC) | Office on 0.69 acres and Private Open Space on 0.92 acres | Office on 0.69 acres and Private Open Space on 0.92 acres | Office on 0.69 acres and Private Open Space on 0.92 acres | November 19, 2008 | 6-0-0 | Approve and develop per Riparian Corridor Policies -- increase riparian setback beyond 50 feet to extent feasible. Average riparian setback should be at least between 50 and 75 feet. | 11-0-0 | ##### | Dennis Wong, Owner / Reyad Katwan, Hawkstone, LLC, Applicant | Allen Tai | Negative Declaration |



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| GP08-T-01 | Northeast corner of Samaritan Drive, South Bascom Avenue, south of State Route 85 (2581 Samaritan Drive) | Amend Chapter IV., Goals and Policies, page 73, Urban Design, Urban Design Policy No. 10: • SPECIFIC SITES AND GEOGRAPHIC AREA EXCEPTIONS: • On a 5.4 acre area on the northeast corner of South Bascom Avenue and Samaritan Drive, south of State Route 85, the maximum building height is 70 feet. | Recommend approval of a General Plan text amendment request to allow a change in the maximum building height from 50 feet to 70 feet above ground level on an approximately 5.4-acre site. | Recommend approval of a General Plan text amendment request to allow a change in the maximum building height from 50 feet to 70 feet above ground level on an approximately 5.4-acre site | 11/5/2008 | 5-0-1 (Platten, absent) | Approval | 10-0-1 Cortese absent; Final 11-0-0. | Tentative Approval 12/2/08; Final Approval 12/16/08. | Samaritan Medical Center | Rachel Roberts | Negative Declaration |
| GP08-T-07 | Citywide | Director-initiated proposal to amend the San José 2020 General Plan text to create a newly defined land use designation of "Transit Corridor Commercial" | Recommend to the City Council approval of a General Plan text amendment to create a new land use designation of "Transit Corridor Commercial". | Recommend to the City Council approval of a General Plan text amendment to create a new land use designation of "Transit Corridor Commercial". Recommend considering the following as development and use permit applications come forward: 1) existing density; 2) graduated height setback from existing homes; 3) parks for transit-oriented development; 4) public outreach per Council policy; 5) bordering streets wide enough for pedestrians, required bike lanes and rapid transit; 6) neighborhood's concerns; 7) limiting hours of operation; 8) adequate parking requirements; 9) diversion of new traffic away from existing development; 10) strict adherence to the 2,000-foot distance to LRT/BRT for mixed-use development. | 11/19/2008 | 6-0-0 | Approval | 11-0-0 | 12/16/2008 | City of San Jose | Jenny Nusbaum | Addendum to San José 2020 General Plan Environmental Impact Report Resolution No. 65459 |