



SPRING 2009 GENERAL PLAN REVIEW

General Plan Land Use and Text Amendments

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 4													
GP09-04-01	Southeast corner of Ridder Park Drive and Fox Lane (3.5 acres)	Industrial Park on 3.5 acres	Industrial Park with Mixed Industrial Overlay	Denial (no change to the General Plan land use designation).	Recommend denial.	May 27, 2009	(6-1-0, Zito opposed)	Defer to Fall 2009	9-0-2 (Nguyen and Chirco absent)	June 16, 2009	D & J Construction Inc. Et Al, Owner / New Harvest Christian Fellowship, Applicant	John Davidson	Negative Declaration
District 5													
GP08-05-01a, b, c, d, & e and GPT08-05-01	Various parcels fronting on, or within 1000 feet, of Alum Rock between King Road and Interstate 680 (approximate 1/56 acres) SNI: Mayfair and Gateway East	General Commercial on approximately 46.0 acres, Neighborhood Commercial on approximately 0.6 acres, Transit Corridor Residential on approximately 5.2 acres, Medium High Density Residential (12-25 DU/AC) on approximately 3.8 acres, and Medium Low Density Residential (8 DU/AC) on approximately 0.15 acres. Some portions of subject parcels are within the boundaries of the Alum Rock Neighborhood Business District Overlay.	Transit Corridor Commercial, modify the Neighborhood Business District Overlay to include parcels designated Transit Corridor Commercial and exclude selected residentially designated parcels, and amend the text of the San Jose 2020 General Plan to reflect the land use changes to the Alum Rock Neighborhood Business District.	Recommend approval of the General Plan Land Use/Transportation Diagram and text amendments to the Alum Rock Neighborhood Business District.	Recommend approval of the General Plan Land Use/Transportation Diagram and text amendments to the Alum Rock Neighborhood Business District.	May 27, 2009	7-0-0	Approved	9-0-2 (Nguyen and Chirco absent)	June 16, 2009	Various / City of San Jose	Jenny Nusbaum	Negative Declaration
District 6													
GP08-06-01	North side of Parkmoor Avenue, approximately 1,070 feet west of Meridian Avenue, in the near lot (1555 Parkmoor Avenue) (2.37 acres)	Medium High Density Residential (12-25 DU/AC) on 2.37 acres	General Commercial on 2.37 acres	Recommend approval of the General Plan Land Use/Transportation Diagram amendment for General Commercial.	Recommend approval of the General Plan Land Use/Transportation Diagram amendment with more flexibility for commercial i.f. than .4 commercial FAR requirement.	May 13, 2009	6-1-0 (Kamkar opposed)	Denied. Council direction to not bring forward offsets for individual sites that do not have property owner support. Recommend offsets resulting from comprehensive planning efforts such as area plans and General Plan Update.	9-0-2 (Nguyen & Chirco absent)	June 16, 2009	Chiechi Park West III/Hope Services, Owner / Leslye Krulko-City of San Jose Housing Department, Applicant	Jenny Nusbaum	Negative Declaration
District 7													
GP08-07-01 (related to C08-047)	Southwest corner of Tully Road and McLaughlin Avenue (1100 Tully Road) (0.72 acres)	Medium Low Density Residential (8 DU/AC) on approximately 0.72 acres	General Commercial on approximately 0.72 acres	Recommend approval of the General Plan Land Use/Transportation Diagram amendment for General Commercial.	Recommend approval of the General Plan Land Use/Transportation Diagram amendment for General Commercial.	May 27, 2009	7-0-0	Approved.	9-0-2 (Nguyen & Chirco absent)	June 16, 2009	Borello, John L and Anita C Trustee, Owner	Ed Schreiner	Negative Declaration
District 8													
GP08-08-02	Northeast side of San Felipe Road, 800 feet north of Silver Creek Road and at the terminus of Grand Oak Way (9.1 acres)	Very Low Density Residential (2 DU/AC) on 9.1 acres	Low Density Residential (5 DU/AC) on 9.1 acres	Recommend approval of the General Plan Land Use/Transportation Diagram amendment for Low Density Residential (5 DU/AC)	Recommend approval of the General Plan Land Use/Transportation Diagram amendment for Low Density Residential (5 DU/AC)	May 27, 2009	6-1-0 (Cahan opposed)	Approved.	9-0-2 (Nguyen & Chirco absent)	June 16, 2009	DAL Properties, LLC	Lesley Xavier	Negative Declaration
District 10													
GP08-10-01	East side of Almaden Road, approximately 300 feet north of Redmond Avenue (16430 Almaden Road) (0.85 acres)	Medium Low Density Residential (8 DU/AC)	Medium Density Residential (8-16 DU/AC)	Recommend denial (no change to the General Plan)	Recommend denial (no change to the General Plan)	May 27, 2009	4-3-0, Cahan, Campos, Platten opposed	Denied.	9-0-2 (Nguyen & Chirco absent) per memo from CM Pyle for no change and follow up on Almaden Expressway access. See memo for specific actions.	June 16, 2009	Woodrum, Ronnie L and Phyllis R Trustee, Owner / Applicant	Lesley Xavier	Negative Declaration
Text Amendments													
GP08-T-06	Citywide	Housing Element	General Plan text amendment request to revise the San Jose 2020 General Plan Text including Appendix C: Housing, to update demographic and housing data, goals, policies, selected land use designations' minimum densities, and implementation actions for the 2007-2014 planning period, and other minor technical, clarifying and clerical revisions, as necessary, to comply with State Housing Element Law (Government Code Section 65580-65589.8)	Recommend approval of the General Plan text amendment request to update the Housing Element in the San Jose 2020 General Plan text including Appendix C.	Recommend approval of the General Plan text amendment request to update the Housing Element in the San Jose 2020 General Plan text including Appendix C.	May 13, 2009	7-0-0	Approved.	9-0-2 (Nguyen & Chirco absent)	June 16, 2009	City of San Jose, Applicant	Allen Tai	San José 2020 General Plan EIR, Resolution No. 65459 and additional documents referenced in staff report.
GP08-T-09	Districts 5, 7, & 8	Evergreen Area Development Policy	General Plan text amendment request to incorporate the Evergreen-East Hills Development Policy into the San Jose 2020 General Plan and replace the Evergreen Area Development Policy with the new updated Evergreen-East Hills Development Policy.	Recommend approval of the General Plan text amendment request to incorporate the Evergreen-East Hills Development Policy into the San Jose 2020 General Plan and replace the Evergreen Area Development Policy with the new updated Evergreen-East Hills Development Policy.	Recommend approval of the General Plan text amendment request to incorporate the Evergreen-East Hills Development Policy into the San Jose 2020 General Plan and replace the Evergreen Area Development Policy with the new updated Evergreen-East Hills Development Policy.	May 27, 2009	7-0-0	Approved.	8-0-2 (Nguyen & Chirco absent)	June 16, 2009	Various Owners / City of San Jose, Applicant	Reena Mathew and Lesley Xavier	Evergreen-East Hills Development Policy Report certified by the City Council on December 16, 2008, Resolution No. 74742.