



Memorandum

TO: PLANNING COMMISSION

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: November 24, 2010

COUNCIL DISTRICT: 8
SNI AREA: West Evergreen

SUBJECT: GENERAL PLAN AMENDMENT PROPOSALS (FILE NOS. GP05-08-01A THROUGH F & GPT05-08-01) AND ENVISION 2040 ALTERNATE LAND USE DESIGNATION REQUEST (REQUEST NO. ESJ2040-006) LOCATED IN THE EVERGREEN*EAST HILLS VISION STRATEGY AREA

RECOMMENDATION

Planning staff recommends that the Planning Commission make the following recommendations to the City Council:

1. Denial of the following inactive General Plan Amendment applications:
 - a. GP05-08-01A (Arcadia): Application to change the Land Use/Transportation Diagram designation from Medium Low Density Residential (8.0 DU/AC), Industrial Park, Office, Public/Quasi-Public, and Public Park and Open Space with Mixed Use Overlay to Mixed Use with No Underlying Land Use Designation (up to 1,875 dwelling units, up to 150,000 square feet of commercial, and 12 to 18 acres of Public Park and Open Space) on an 81-acre site located on the south side of Quimby Road, 1,000-feet westerly of Capitol Expressway. (Eli Reinhard, et al and Pepper Land-Quimby LLC – Owner; Arcadia Homes, Inc. – Applicant.)
 - b. GP05-08-01B (Pleasant Hills Golf Course): Application to change the Land Use/Transportation Diagram designation from Private Recreation to Medium Density Residential (8-16 DU/AC), Public Park and Open Space, and Public/Quasi-Public on a 114-acre site at the northeast corner of Tully and South White Roads. (Duino Family Partners – Owner; KB Home South Bay Inc – Applicant)
 - c. GP05-08-01E (Legacy): Application to change the Land Use/Transportation Diagram designation from Campus Industrial to Medium Density Residential (8-16 DU/AC) or Medium Low Density Residential and Public Park/Open Space on a 120 acre site. (Legacy Parts Comm – Owner; Yerba Buena Opco LLC – Applicant).
 - d. GP05-08-01F (Evergreen Valley College): Application to change the Land Use/Transportation Diagram designation from Public/Quasi-Public to Mixed Use with No Underlying Land Use Designation (up to 500 dwelling units, up to 100,000 square feet of commercial, up to 95,000 square feet of office, and 0-2 acres for Public/Quasi-Public use) on a 27-acre site located at the north side of Yerba Buena Road, 350 feet easterly of San Felipe Road. (San José Evergreen Community College District – Owner/Applicant).

- e. GPT05-08-01: Request for various General Plan text revisions to address changes proposed through the Evergreen*East Hills Vision Strategy (EEHVS) process, including associated changes to the Evergreen Development Policy and General Plan Amendment requests (File Nos. GP05-08-01A through F).

- 2. Denial of the following inactive General Plan Amendment applications and Rejection of current request for Alternate Draft Envision 2040 Land Use Designations for the same properties:
 - a. GP05-08-01C / ESJ2040-006 (Berg):
 - (1) Application to change the Land Use/Transportation Diagram designation from Campus Industrial to Medium Density Residential (8-16 DU/AC), Medium Low Density Residential (8 DU/AC) or Low Density Residential (5 DU/AC) and Public Park/Open Space on a 175 acre site located at the southeast corner of Fowler and Yerba Buena Roads. (Mission West Props/Ione Enterprises 2 LLC – Owner; Berg & Berg Developers – Applicant).
 - (2) Request to change the draft Envision 2040 Land Use/Transportation Diagram designation from Industrial Park to Residential Neighborhood. (Chop Keenan – Requestor).

 - b. GP05-08-01D / ESJ2040-006 (IDS):
 - (1) Application to change the Land Use/Transportation Diagram designation from Campus Industrial to Medium Density Residential (8-16 DU/AC) or Medium Low Density Residential (8 DU/AC) and Public Park/Open Space on a 24 acre site. (Pacific Rim Science Pk LLC – Owner; IDS, Inc. – Applicant).
 - (2) Request to change the draft Envision 2040 Land Use/Transportation Diagram designation from Industrial Park to Residential Neighborhood. (Chop Keenan – Requestor).

Denial of the all of the inactive General Plan Amendment applications and rejection of the request for Alternate Draft Envision 2040 Land Use Designations is recommended because they are all inconsistent with the current San Jose 2020 General Plan, and also inconsistent with the proposed goals and policies of the Envision San Jose 2040 General Plan Update, including the Council-accepted “Preferred Land Use Scenario” and the City Concepts of the proposed Envision Draft Plan and/or have been the subject of subsequent General Plan Amendments for alternative land uses as explained further in this report.

FILE NO.: GP05-08-01A

Submitted: May 11, 2005

PROJECT DESCRIPTION:

A General Plan amendment to change the Land Use/Transportation Diagram designation from Medium Low Density Residential (8 DU/AC), Industrial Park, Office, Public/Quasi-Public, and Public Park and Open Space with Mixed Use Overlay to Mixed Use with No Underlying Land Use Designation (up to 1,875 dwelling units, up to 150,000 square feet of commercial, and between 12 and 15 acres of Public Park and Open Space).

LOCATION:

South side of Quimby Road, 1,000 feet west of Capitol Expressway

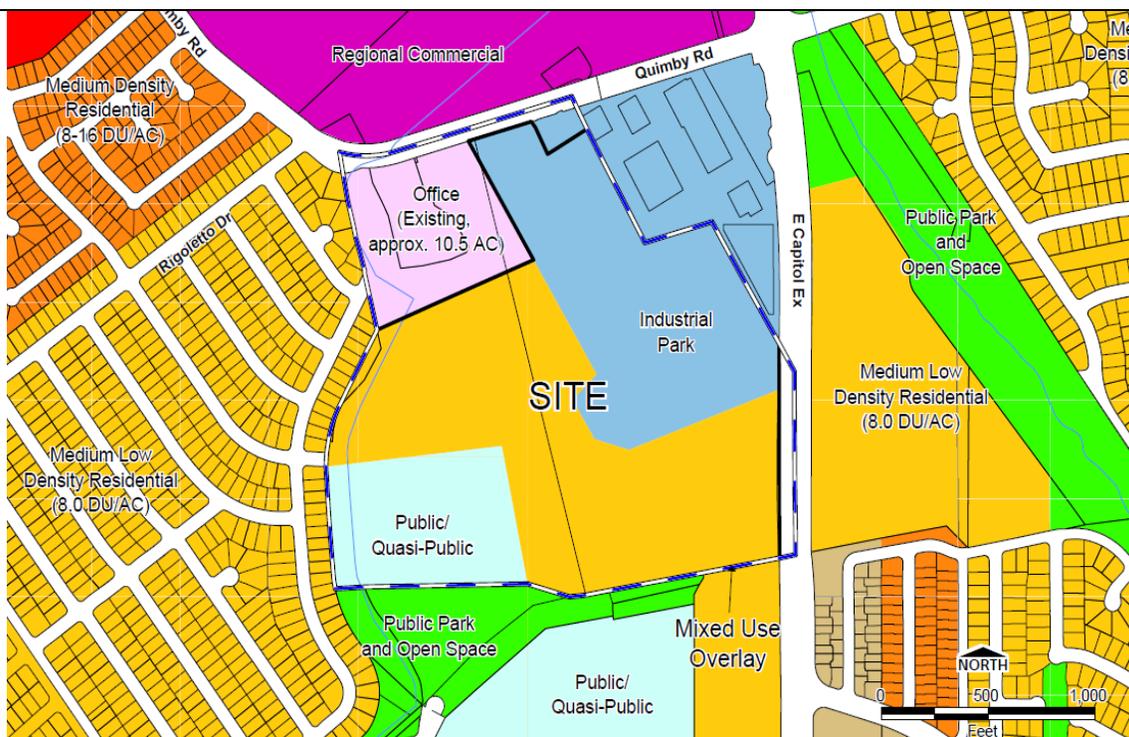
General Plan at time of Application	Medium Low Density Residential (8 DU/AC), Industrial Park, Office, Public/Quasi-Public, and Public Park and Open Space, with Mixed Use Overlay
Existing General Plan	General Commercial, Medium High Density Residential (12-25 DU/AC), Office, and Public Park and Open Space
Proposed General Plan	Mixed Use with No Underlying Land Use Designation
Existing Zoning	R-1-8 – Single Family Residence and CO – Commercial Office
Council District	8
Annexation Date	5/27/1960, 3/27/1970, 1/24/1964
SNI	West Evergreen
Historic Resource	NA
Redevelopment Area	West Evergreen
Specific Plan	NA

Aerial Map

N ↑



GENERAL PLAN AT TIME OF APPLICATION



FILE NO.: GP05-08-01B

Submitted: May 11, 2005

PROJECT DESCRIPTION:

A General Plan amendment to change the Land Use/Transportation Diagram designation from Private Recreation to Medium Density Residential (8-16 DU/AC), Public Park and Open Space, and Public/Quasi-Public on a 114-acre site.

LOCATION:

Northeast corner of Tully and S White Roads

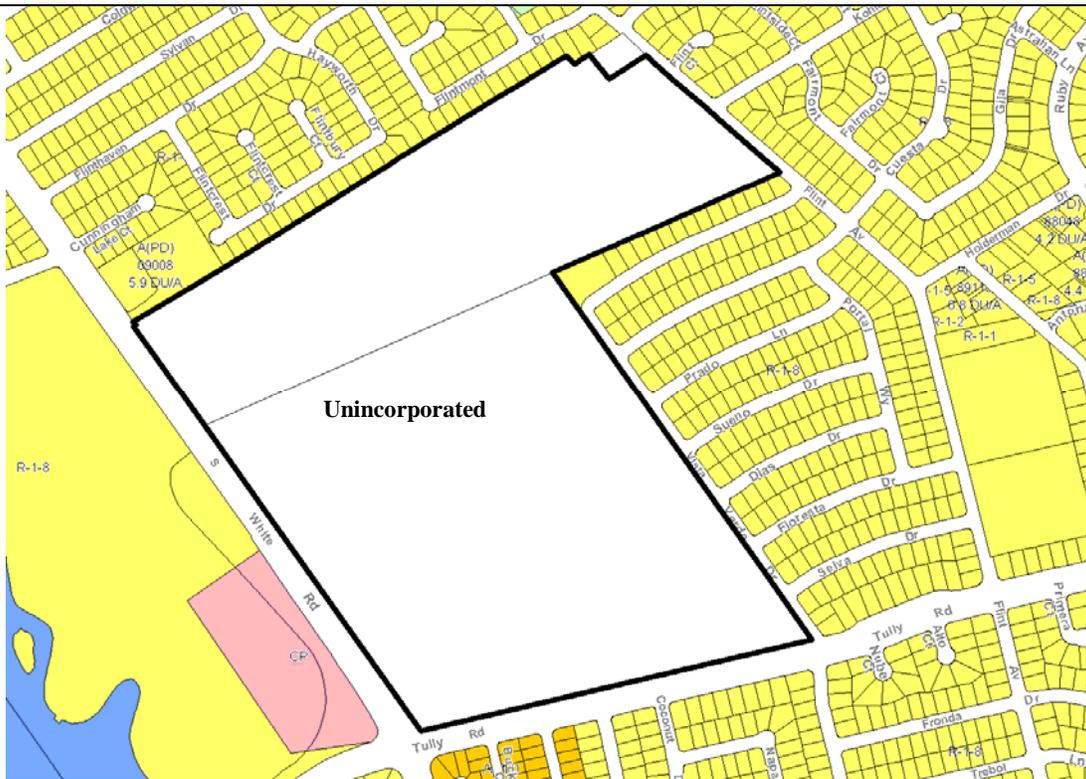
Existing General Plan	Private Recreation
Proposed General Plan	Medium Density Residential (8-16 DU/AC), Public Park and Open Space, and Public/Quasi-Public
Existing Zoning	Unincorporated
Council District	8
Annexation Date	NA
SNI	NA
Historic Resource	NA
Redevelopment Area	NA
Specific Plan	NA



EXISTING SAN JOSE 2020 GENERAL PLAN



EXISTING ZONING



FILE NO.: GP05-08-01C, D and E

Submitted: May 11, 2005

PROJECT DESCRIPTION:

A General Plan amendment to change the Land Use/Transportation Diagram designation from Campus Industrial to Medium Density Residential (8-16 DU/AC), Medium Low Density Residential (8 DU/AC) or Low Density Residential (5 DU/AC) and Public Park and Open Space on a 320 acre site.

LOCATION:

Northeast corner of Yerba Buena and Old Yerba Buena Roads, south of Aborn Road

Existing General Plan	Campus Industrial
Proposed General Plan	Medium Density Residential (8-16 DU/AC), Medium Low Density Residential (8 DU/AC), or Low Density Residential (5 DU/AC), and Public Park and Open Space
Existing Zoning	A(PD) Planned Development
Council District	8
Annexation Date	3/18/1965, 9/1/1981, 8/31/1981
SNI	NA
Historic Resource	NA
Redevelopment Area	NA
Specific Plan	NA

Aerial Map

N ↑



FILE NO.: GP05-08-01F

Submitted: May 11, 2005

PROJECT DESCRIPTION:

A General Plan Amendment to change the Land Use/Transportation Diagram designation from Public/Quasi-Public to Mixed Use with No Underlying Land Use Designation (up to 500 dwelling units, up to 100,000 square feet of commercial, up to 95,000 square feet of office, and Public/Quasi-Public uses on up to 2 acres on a 27-acre site.

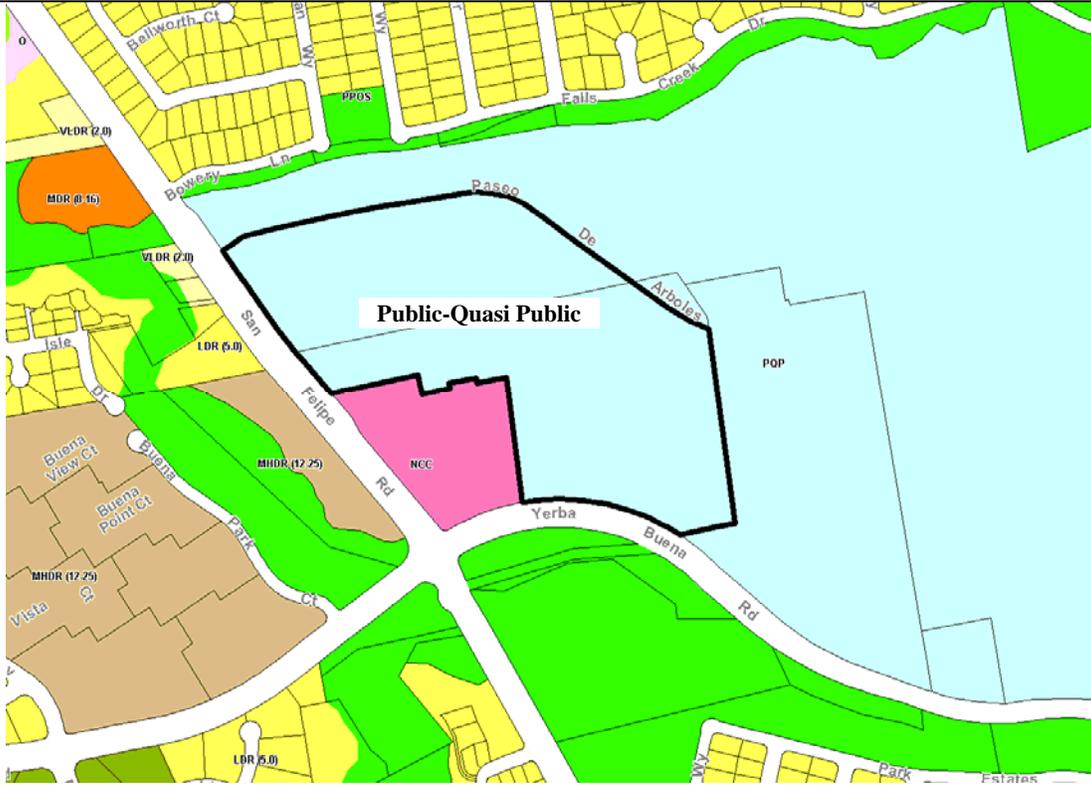
Existing General Plan	Public/Quasi-Public
Proposed General Plan	Mixed Use w/ No Underlying Land Use Designation
Existing Zoning	R-1-5
Council District	8
Annexation Date	04/22/1960
SNI	NA
Historic Resource	NA
Redevelopment Area	NA
Specific Plan	NA

LOCATION:

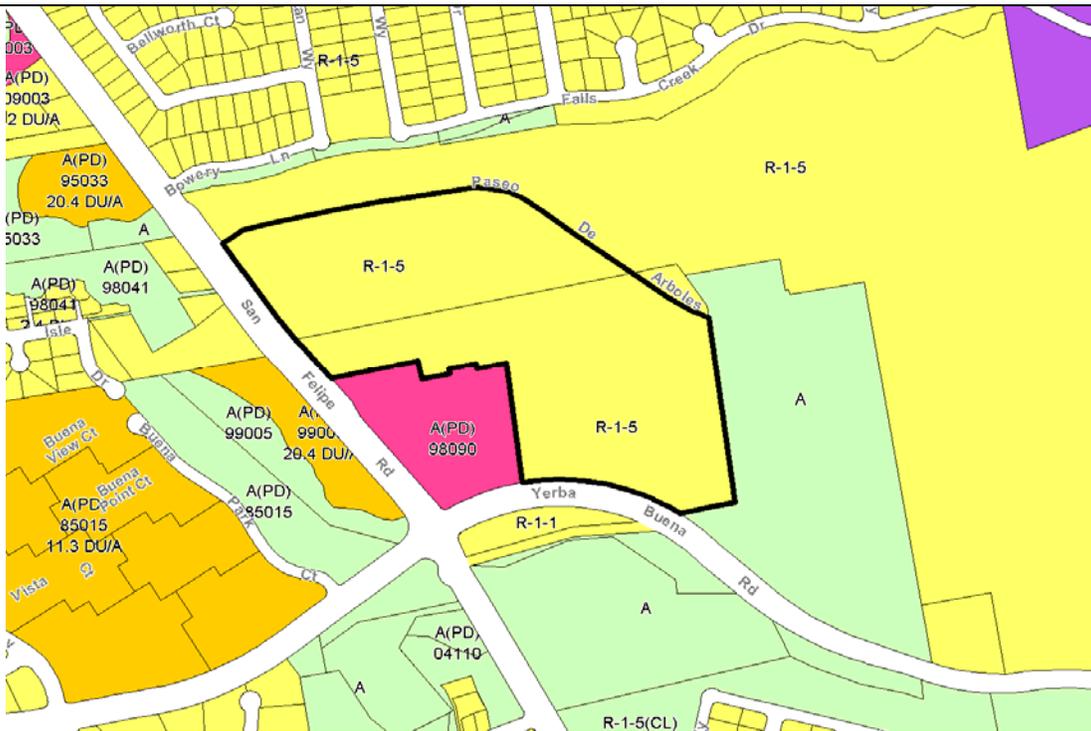
North side of Yerba Buena Road, 350 feet easterly of San Felipe Road



EXISTING SAN JOSE 2020 GENERAL PLAN



EXISTING ZONING



BACKGROUND

To support successful completion of the Environmental Impact Report (EIR) for the Envision San José 2040 General Plan Update process by June 2011, the San José City Council, on October 19, 2010, accepted a process for consideration of pending General Plan Amendment applications to the current San José 2020 General Plan, and for requests to consider alternative land use designations to those proposed in the Draft Envision 2040 Land Use/Transportation Diagram, giving a deadline of November 15, 2010 for such requests.

While some pending San José 2020 General Plan Amendment applications are consistent with the Draft Envision 2040 goals and policies and are being incorporated into the proposed Draft Envision 2040 General Plan, several pending Amendment applications are inconsistent with both the current San José 2020 General Plan and Draft Envision 2040 Plan. These applications are scheduled to be considered by Council on December 7, 2010.

Among the applications to be considered by Council in December, and addressed specifically in this report, are the pending General Plan Amendments (File Nos. GP05-08-01A through F and GPT05-08-01) originally filed with the City in 2005 in association with the Evergreen*East Hills Vision Strategy.

Evergreen*East Hills Vision Strategy

Originally called the Evergreen Visioning Project/Smart Growth Strategy the Evergreen*East Hills Vision Strategy (EEHVS) was a comprehensive land use and transportation planning effort intended to guide development in the Evergreen and East Hills area to create additional housing capacity in balance with enhanced transportation investments and community amenities. The EEHVS effort focused on consideration of proposed development of six “opportunity” sites: A – Arcadia; B – Pleasant Hills Golf Course; C – Campus Industrial (Berg); D – Campus Industrial (IDS); E – Campus Industrial (Legacy); and F – Evergreen Valley College. In addition to the General Plan Amendment applications, the EEHVS project included a proposed update of the Evergreen Development Policy (i.e., the City’s traffic Level of Service policy for the Evergreen area) to provide additional residential growth capacity for approximately 4,500 new dwelling units and to link the development of those units with the financing of transportation improvements and other public amenities.

At the May 15, 2007 General Plan hearing the City Council requested that the Evergreen Development Policy (EDP) be updated to allow for a more limited level of development than was proposed with EEHVS. The Council deferred consideration of the conversion of the three Campus Industrial properties (File Nos. GP05-08-01C, D and E) to the General Plan Update process and continued the General Plan Amendments (File Nos. GP05-08-01A, B and C) for the remaining three “opportunity” sites while the updated EDP was being drafted.

On December 16, 2008 the City Council adopted the updated EDP as the Evergreen-East Hills Development Policy (Policy). The Policy established a residential “pool” of up to 500 new residential units within the Policy area that can be allocated to any property according to certain criteria. According to the Policy the projects proposed on the EEHVS “opportunity” sites would not be eligible to use traffic allocation from the residential development pool.

On June 16, 2009, the City Council approved four Land Use Study Scenarios for consideration, endorsed a Growth Area Strategy and gave direction for the scope of the Envision 2040 General Plan Update, specifying that the General Plan Update should not include consideration of additional conversions of employment lands within the Evergreen-East Hills Development Policy Area, and also establishing a range for the amount of job and housing growth to consider throughout the Evergreen area. The Growth Area Strategy was developed to maximize opportunities for new residential development to aid in creating walkable, mixed-use environments while minimizing potential environmental impacts.
(<http://www.sanjoseca.gov/clerk/Agenda/20090616/20090616syn.pdf>)

Request for Alternative Draft Envision San Jose 2040 Land Use Designation

Staff also received a request (Request No. ESJ2040-006) by the November 15, 2010 deadline for consideration of an alternative Land Use designation on the Draft Envision 2040 Land Use/Transportation Diagram for the same properties addressed in two of the EEHVS San José 2020 General Plan Amendments (File Nos. GP05-08-01C and D).

Planning Commission Recommendation and City Council Actions

For proposed Amendments with a staff recommendation for denial or Requests for Alternate Envision Land Use Designations with a staff recommendation for rejection, the Planning Commission may choose to recommend denial and rejection or continued processing to June 2011. If the Council decides that one or more of the Amendments/Requests should continue to be processed, additional environmental analysis will be required which would need to be completed by those making such requests prior to June 2011 in order for Council to concurrently consider approval of those proposals. Consideration of the pending Amendments and Alternatives addressed in this memorandum would also require modification of the draft Preferred Land Use Scenario previously accepted by the City Council, in order to relocate job and housing growth capacity to maintain the total Envision Plan growth capacity (470,000 jobs and 120,000 dwelling units) analyzed in the Draft Environmental Impact Report and identified as a major objective for the General Plan Update.

At the October 19, 2010 City Council meeting, the City Council accepted staff's recommendation for a process to resolve all pending General Plan Amendments as the Envision 2040 General Plan comes forward to the Council in June 2011. The staff memorandum describing this process is attached to this staff report and is also available for review at:

http://www.sanjoseca.gov/clerk/Agenda/20101019/20101019_0403.pdf

ANALYSIS

Evergreen-East Hills Development Policy

The pending General Plan Amendments do not conform to the Evergreen-East Hills Development Policy (Policy) adopted by City Council on December 16, 2008.

As described above, the adopted the Policy established a residential "pool" of up to 500 new residential units within the Policy area that can be allocated to any property according to certain criteria. After considerable discussion, the City Council determined that it would be in the best interest of the City and the Evergreen neighborhood area to limit new residential growth within Evergreen and to establish specific criteria for new residential projects. Implementation of the pending Amendments and proposed

Alternative would require the allocation of a significant amount of new housing growth capacity beyond the amount currently supported by the Policy.

The development of the “opportunity” sites with the number of residential units contemplated by EEHVS would require an amendment to the Evergreen-East Hills Development Policy. The Policy includes language that the City Council may consider future amendments to the Policy if certain circumstances were realized. Two of the circumstances involve the occurrence of a certain number of jobs on the Campus Industrial sites before additional residential units could be phased-in. The third circumstance that would allow consideration of an amendment to the Policy is the development of a “bona fide” plan for financing transportation investments and community amenities described in the Policy. At present these conditions have not been met. Approval of the pending Amendments and Alternatives affecting the Campus Industrial sites would further reduce the likelihood of adding jobs on those properties.

Envision 2040 Land Use Study Scenarios

In June 2009 the City Council directed staff to proceed with analyses of four Land Use Study Scenarios for the Envision process and in April 2010 selected a Preferred Land Use Scenario that specified different amounts and geographic distribution of new job and housing growth capacity. In order to meet multiple Envision goals, for all of these scenarios the City’s employment lands are largely preserved and most new housing growth is concentrated in areas that will support the Downtown and/or transit facilities. Preservation of the Evergreen Campus Industrial area for employment use was identified as important in order to provide a healthy mix of employment land types. Given the projected need for employment lands to accommodate demand for industrial, low-rise office and R&D employment land uses and the concentrated of planned job growth capacity on sites more suitable for mid-rise or high-rise office, there is a strong need to maintain the type of job growth capacity currently planned in Evergreen. At the same time, adding housing growth capacity on the Campus Industrial properties would not further the Envision goals because the site lacks access to transit facilities, is an inappropriate setting for mixed-use or more walkable intensified development and is not a feasible location for new neighborhood-supporting commercial uses.

With the exception of the Arcadia site (File No. GP05-08-01A), which has existing residential unit allocations, the four Study Scenarios and the Preferred Scenario do not include any additional residential growth capacity on the other “opportunity” sites. Furthermore, the City Council has specifically identified the retention of job capacity in Evergreen as critical to achieving the City’s long-term job growth goals and fiscal stability.

In April 2010, the City Council adopted a Preferred Land Use Scenario upon which to base the General Plan Update. This Scenario included a total job growth capacity goal for the City of 470,000 new jobs. If the planned job growth capacity for the Campus Industrial areas is lost, job growth capacity will need to be reallocated to other locations within the City. Given that the City is largely built out, opportunities for job growth at other locations are already being fully utilized in keeping with the ambitious Envision job growth goal.

In order to bring the Envision General Plan Update to the City Council for consideration in June 2011, a Draft Environmental Impact Report (EIR) is scheduled for circulation beginning on December 17, 2010. This Draft EIR has been prepared based upon the Preferred Land Use Scenario as accepted by City Council and would need to be revised to address any new project elements that would result in additional significant environment impacts as defined in the California Environmental Quality Act (CEQA).

Modification of the Draft Envision Land Use / Transportation Diagram and General Plan policy text to align with the Evergreen area Amendments / Requests would generate new potential environmental impacts that have not been addressed in the Draft EIR under preparation. Rewriting the Draft EIR to address these potential impacts would require additional time, additional staff costs, additional consultant costs and a delay in the General Plan Update timeline.

For these reasons, and those additional reasons provided below, staff recommends denial of the Evergreen*East Hills General Plan Amendment applications (File Nos. GP05-08-01A through F) and associated General Plan Text Amendment (File No. GPT05-08-01) and rejection of the Request for Alternate Draft Envision 2040 Land Use designation (Request No. ESJ2040-006). If the Council were to act to continue processing these Amendments/Request, the Draft Diagram would need to be modified to accommodate this change, requiring additional environmental analysis to complete the Draft Environmental Impact Report for the proposed Envision 2040 Plan.

Arcadia Property – GP05-08-01A

In December 2009 the City Council approved a General Plan Amendment (File No. GP09-08-04) to change the Land Use/Transportation diagram designation from 34 acres of Medium Low Density Residential (8 DU/AC), 23 acres of Industrial Park, and 12 acres of Public/Quasi-Public, all with the Mixed Use Overlay, to 11.5 acres of Medium High Density Residential (12-25 DU/AC), 12 acres of Public Park/Open Space and 45.5 acres of General Commercial, with removal of the Mixed Use Overlay, and removal of the Mixed Use Overlay on 10.5 acres of property designated Office.

The pending amendment (File No. GP05-08-01A) was effectively replaced by the approval of the 2009 amendment (File No. GP09-08-04), but was not formally withdrawn.

Consistent with the 2009 amendment, on October 26, 2010 the property owner filed a Planned Development Rezoning to allow 200,000 square feet of retail on 41 acres of the site demonstrating intent to proceed with a commercial development consistent with the current General Plan designation. The Draft Envision General Plan Land Use / Transportation Diagram maintains the commercial designation and preserves the residential growth capacity available to the site through the Evergreen-East Hills Development Policy.

Pleasant Hills Golf Course Property – GP05-08-01B

As part of the EEHVS project, the Pleasant Hills Golf Course site was proposed for redevelopment with a mix of single-family detached and townhouse residential development with the potential for a small amount of commercial activity, park and school sites. The site is currently designated as Private Recreation and this designation is maintained in the Envision General Plan Land Use / Transportation diagram. Conversion of the site from open space to residential use would potentially add a significant number of residential units at a location without ready proximity to transit facilities or commercial sites that would support walking or other Envision goals. Adding residential capacity at this site would also contribute to negative traffic conditions within the Evergreen area because of the area's existing housing skewed job-housing imbalance.

Campus Industrial Properties – GP05-08-01C, D, E (Berg, IDS, Legacy) and ESJ2040-006

In October 2007 the City Council adopted a Framework for Preservation of Employment Lands (Framework) that establishes multiple policies intended to maintain the City’s overall employment capacity. As proposed the pending Campus Industrial Property Amendments would not conform to the criteria included within the Framework in that they represent a net loss of employment capacity.

In the same way, the proposed Amendments and requested Alternatives would be inconsistent with key concepts of the Framework incorporated into the Envision Draft General Plan.

The ongoing General Plan Update process has also been strongly focused on economic development and job growth, and maintaining a wide range of industrial sites as opportunities for new business. The Draft Plan incorporates several key goals and policies supportive of retaining industrial lands as a priority. As described above the City Council specifically identified job retention in the Evergreen area as critical to achieving the City’s current and future economic development and fiscal stability goals.

Existing San Jose 2020 General Plan

Goal: Provide sufficient land for a variety of industrial uses that is distributed to provide optimum commute access and to promote a balanced distribution of jobs.

- Policy 3: The City should monitor the absorption and availability of industrial land, particularly land identified exclusively for industrial uses, to ensure a balanced supply of available land for all sectors, including industrial suppliers and services, and should periodically assess the condition and amount of the industrial land supply to achieve this end.
- Policy 15: Exclusively industrial areas should be reserved for industrial uses to the extent possible.

Draft Envision San Jose 2040 General Plan

The Draft Plan document proposes several goals and policies relevant to the subject General Plan Amendment applications, including the following:

Goal LU-6 – Industrial Preservation: Preserve and protect industrial uses to sustain and develop the City’s economy.

Goal LU-8 – Maintain Employment Lands: Maintain appropriately designated employment areas for a mix of industrial and compatible commercial uses.

Preservation and expansion of employment capacity is incorporated into the Draft Envision Plan and Draft Envision Diagram with the intent of preventing any further conversion of existing employment lands to residential use. Maintaining all these industrial employment lands is important given the ambitious job goal of 470,000 new jobs proposed in the Envision General Plan Update.

The proposed General Plan Amendments (GP05-08-01A through F) and Request for Alternative Draft Envision 2040 Land Use Designation (ESJ2040-006 which addresses both the “Berg” and “IDS” sites within the Evergreen Campus Industrial area.) to convert industrial lands for residential use are

inconsistent with the goals and policies of the existing San Jose 2020 General Plan and the Employment land Framework as explained above. The proposed Amendments are also inconsistent with the goals and policies proposed in the Draft Envision San Jose 2040 Plan and the Draft Envision Land/Use Transportation Diagram which embody the Preferred Land Use Scenario accepted by the City Council. Staff is recommending denial of these Amendments and rejection of this Request based on the above analysis.

Evergreen Community College Site – GP08-05-01F

Trustees of the Community College were previously, in 2005, interested in pursuing the development of a mixed-use residential and commercial project on a portion of their Evergreen campus site, with the intent of potentially including a medium-large format grocery retailer as part of the project. Based on community opposition to the impacts this retail project might have upon existing grocery retailers in the area, the adopted Evergreen Policy includes limitations on this type of use. Additionally, the Policy does not provide adequate residential capacity for the project. The Evergreen College administration has indicated that they are not actively pursuing their proposal at present. The Draft Envision Plan includes policies supporting the preservation of lands with a Public / Quasi-Public designation, such as the College Site, in order to support the future educational and other cultural facility needs of the community. Furthermore, residential intensification at this site would not have access to fixed transit facilities and would contribute to negative traffic conditions within the Evergreen area.

Conclusion

The General Plan Amendments and Request for Alternate Designations are not consistent with the San Jose 2020 General Plan, cannot be accommodated under the Evergreen-East Hills Development Policy, and are not consistent with the Draft Envision 2040 General Plan.

Therefore, staff concludes that the proposed Amendments and Request are counter to economic development, fiscal, neighborhood protection and environmental goals identified by the community and the Envision Task Force and discussed by the City Council for the Draft Envision Update. Continued processing of one or more of these General Plan Amendments or Request would require modification to the Council accepted Preferred Land Use Scenario for the draft Envision Plan.

The proposals are inconsistent with the goals and policies in the Draft Envision Plan and the Draft Envision Diagram, which have been developed through an extensive community-based planning process, intended to align the City's land use planning framework with widely held community values and to establish a positive vision for our City's future.

Because of the inconsistencies of the applications with both the current General Plan and Council direction for the 2040 General Plan update, it is recommended that the Planning Commission recommend to the Council that all of the General Plan Amendment applications be denied and the requests for Alternate Draft Envision 2040 Land Use Designations be rejected.

ENVIRONMENTAL REVIEW

An Environmental Impact Report for the originally proposed EEHVS and the pending amendments was certified by Planning Commission on November 10, 2006 and upheld by City Council on December 12, 2006 (Resolution 73570). The project description included proposed development on the subject sites together with a package of transportation improvements and community amenities. The Council decided not to go forward with this package as described in the Analysis section above.

Subsequently, the Council took action to approve an Evergreen Development Policy with less development potential (with environmental clearance provided by a certified Supplemental Environmental Impact Report). Therefore, the subject sites do not have environmental clearance at the proposed level of development contained in the original EIR because there are not mechanisms in place to secure all of the transportation improvements and community amenities that were part of the original package. For this reason, environmental clearance for these Amendments / Request is incomplete.

If the City Council decides to continue processing some or all of the proposed Amendments / Request, the scope of and analysis contained in the Draft Environmental Impact Report for the Envision San Jose 2040 would need to be modified substantially. This would result in additional costs and delays to the completion of the General Plan Update, currently funded through June 2011. In order for the City to proceed with a full CEQA analysis of the subject Amendments / Request additional time and funding will be necessary for the General Plan Update.

PUBLIC OUTREACH/INTEREST

The property owners, applicants, and project contacts were sent public hearing notices for the Planning Commission and City Council hearings and the notice was published in the San José Post Record and San Jose Mercury News. A copy of the public hearing notice was also sent to the District 8 Community Roundtable. This staff report has been posted on the City's web site.

Planning staff has contacted the project applicants and/or owner for each of the General Plan Amendment applications discussed in this report. Those applicants have been informed of staff's recommendation to deny the pending Amendments this fall.

Extensive community engagement has been conducted for the Envision San Jose 2040 General Plan Update, involving the participation of over 4,000 community members through either on-line activities or more than 50 public meetings that have been held to date.

Tribal Consultation

These General Plan Amendments are subject to the State of California Tribal Consultation Guidelines and were referred to the tribal representatives. To date, no comments from tribal representatives on the subject General Plan Amendment requests have been received.

Owner(s)/Applicant/Contact: GP05-08-01A (Arcadia)		
Pepper Lane-Quimby LLC 15729 Los Gatos Bl, Unit 200 Los Gatos, CA 95032	Arcadia Homes, Inc PO Box 5368 San José, CA 95150	Ruth and Going, Inc PO Box 26460 San José, CA 95159-6460
Eli Reinhard, et al PO Box 5368 San José, CA 95150-5368		
Owner/Applicant/Contact: GP05-08-01B (Pleasant Hills Golf Course)		
Duino Family Partners PO Box 21386 San José, CA 95151-1386	KB Home South Bay, Inc 6700 Koll Center Py, Unit 200 Pleasanton, CA 94566	HMH Incorporated 1570 Oakland Rd, Suite 200 San José, CA 95161
Owner/Applicant/Contact: GP05-08-01C (Campus Industrial – Berg) and ESJ2040-006		
Mission West Props Ione Enterprises 2 LLC 10050 Bandley Dr Cupertino, CA 95014-2102	Berg & Berg Developers 10050 Bandley Dr Cupertino, CA 95014	Ruth and Going, Inc PO Box 26460 San José, CA 95159-6460 Chop Keenan (ESJ20140-006 requestor) 700 Emerson St Palo Alto, CA 94301
Owner/Applicant/Contact: GP05-08-01D (Campus Industrial – IDS) and ESJ2040-006		
Pacific Rim Science Pk LLC PO Box 320099 Alexandria, VA 22320-4099	IDS, Inc 512 S. Figueroa St, Suite 1600 San Francisco, CA 90071	Ruth and Going, Inc PO Box 26460 San José, CA 95159-6460 Chop Keenan (ESJ20140-006 requestor) 700 Emerson St Palo Alto, CA 94301
Owner/Applicant/Contact: GP05-08-01E (Campus Industrial – Legacy)		
Yerba Buena Opco LLC 4000 E. Third Av, #6 Foster City, CA 94404-4805	Legacy Parts Comm 4000 E. Third Av, #6 Foster City, CA 94404-4805	HMH Incorporated 1570 Oakland Rd, Suite 200 San José, CA 95161
Owner/Applicant/Contact: GP05-08-01F (Evergreen Valley College)		
San Jose Evergreen Comm College District 4750 San Felipe Rd San José, CA 95135	San Jose Evergreen Comm College District 4750 San Felipe Rd San José, CA 95135	HMH Incorporated 1570 Oakland Rd, Suite 200 San José, CA 95161

Project Manager: John W. Baty

Approved by: 

Date: 11.24.10