



COUNCIL AGENDA: 3-16-04  
ITEM: 12.1(d)

# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Stephen M. Haase

**SUBJECT:** SEE BELOW

**DATE:** February 25, 2004

**COUNCIL DISTRICT:** 5  
**SNI AREA:** N/A

**SUBJECT:** GP03-05-06: General Plan amendment request to amend the *San Jose 2020 General Plan Land Use/Transportation Diagram* designation from Medium Low Density Residential (8 DU/AC) to General Commercial on 0.35 acres located on the southwest corner of McKee Road and Vista Avenue (3490 McKee Road) with a staff-proposed expansion for three adjacent parcels on an additional 0.53 acres on a site located at the southeast corner of Kirk Avenue and McKee Road (3454 and 3468 McKee Road).

## RECOMMENDATION

The Planning Commission voted 6-0-1 (Commissioner Platten, absent) to recommend the adoption of the proposed General Plan amendment to General Commercial for the entire 0.88-acre site located on McKee Road between Vista and Kirk Avenues (3454, 3468, and 3490 McKee Road).

## BACKGROUND

On February 9, 2004, the Planning Commission held a public hearing to consider a privately-initiated General Plan amendment request to amend the *San Jose 2020 General Plan Land Use/Transportation Diagram* designation from Medium Low Density Residential (8 DU/AC) to General Commercial on 0.35 acres on the south-west corner of McKee Road and Vista Avenue with a staff proposed expansion for three adjacent parcels on an additional 0.53 acres located at the south-east corner of McKee Road and Kirk Avenue. The Director of Planning, Building and Code Enforcement recommended approval of the General Plan amendment on the entire site. As explained in the attached staff report, the proposed amendment is consistent with the General Plan Major Strategies, goals, and policies in that it reflect the existing commercial uses on the site.

## **ANALYSIS**

This item was considered as part of the consent calendar, with no discussion by the Planning Commission on the project. No one appeared in support of, or in opposition to, the proposed General Plan Amendment. The Planning Commission then reviewed and considered the Mitigated Negative Declaration and found it in conformance with CEQA. The Commission voted 6-0-1 (Commissioner Platten, absent) to recommend to the City Council adoption of the General Plan amendment.

## **PUBLIC OUTREACH**

The property owners and occupants within a 1,000-foot radius were sent a newsletter regarding the community meetings that were held on January 14 and 15, 2004. They also received a notice of the public hearings to be held on the subject amendment before the Planning Commission in February and City Council in March. In addition, the Department's web site contains information regarding the General Plan process, amendments, staff reports, and hearing schedule. This site is available to any member of the public and contains the most current information regarding the status of the amendments.

## **COORDINATION**

The review of this General Plan amendment was coordinated with the Department of Public Works, Department of Transportation, Fire Department, Police Department, City Attorney, the Airport Department, the Valley Transportation Agency, the Santa Clara Valley Water District, Pacific Gas and Electric and the Airport Land Use Commission.

## **CEQA**

A Mitigated Negative Declaration was adopted on February 2, 2004.

STEPHEN M. HAASE  
Secretary, Planning Commission