



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

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: February 25, 2004

COUNCIL DISTRICT: 5

SNI AREA: East Valley/680 Communities

SUBJECT: **GP03-05-09: General Plan amendment request to change the *San Jose 2020 General Plan Land Use/Transportation Diagram* designation from Medium Low Density Residential (8 DU/AC) to General Commercial on a 0.53-acre site with a staff-proposed expansion for one adjacent parcel on an additional 0.43-acre site. The sites are located on the west side of South White Road, approximately 300 feet northerly of Story Road (1075 and 1085 South White Road), and on the northwest corner of South White Road and Story Road (1095 South White 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 0.96-acre site located on the west side of South White Road between Milford Place and Story Road, (1075, 1085 and 1095 South White Road).

BACKGROUND

On February 9, 2004, the Planning Commission held a public hearing to consider a privately-initiated General Plan amendment request to change the *San Jose 2020 General Plan Land Use/Transportation Diagram* designation from Medium Low Density Residential (8 DU/AC) to General Commercial on a 0.53-acre site with a staff-proposed expansion for one adjacent parcel on an additional 0.43-acre site. The Director of Planning, Building and Code Enforcement recommended approval of the General Plan amendment on the subject sites. As explained in the attached staff report, the proposed amendment is consistent with the General Plan Major Strategies, goals, and policies.

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. This amendment has been discussed with the East Valley/680 Strong Neighborhoods Initiative Neighborhood Advisory Committee. At the February 19, 2004 NAC meeting, staff gave a brief presentation to the committee and to members of the public. There were no objections to the proposed General Plan Amendment.

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 the and the Airport Land Use Commission.

CEQA

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

STEPHEN M. HAASE
Secretary, Planning Commission