



Memorandum

TO: Mayor and City Council

FROM: Councilmember Madison P. Nguyen

SUBJECT: SEE BELOW

DATE: April 11, 2007

Approved

Date

SUBJECT: **GP06-07-02. 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 MEDIUM DENSITY RESIDENTIAL (8-16 DU/AC) ON AN APPROXIMATELY 2.34-ACRE SITE (2450 TO 2492 MCLAUGHLIN AVENUE) ON THE EASTERLY SIDE MCLAUGHLIN AVENUE, 600 FEET SOUTHERLY OF TULLY ROAD.**

RECOMMENDATION:

Deny the applicant's request to amend the *San Jose 2020 General Plan* Land Use/Transportation Diagram designation from Medium Low Density Residential (8 DU/AC) to Medium Density (8-16 DU/AC) on an approximately 2.34-acre site.

OUTCOME:

If the City Council denies the General Plan amendment request to change the Land Use/Transportation Diagram designation from Medium-Low Density Residential (8 DU/AC) to Medium Density Designation (8-16 DU/AC), under the existing designation, the site could potentially be redeveloped with a maximum of approximately sixteen (16) dwelling units (assuming net acreage is 85% of gross acreage).

BACKGROUND:

The Planning Commission voted 3-3-1 to recommend denial of the 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 Medium Density Designation (8-16 DU/AC). Because a quorum was not reached, this vote is deemed a negative recommendation from the Planning Commission on this proposed General Plan amendment.

The existing *San Jose 2020 General Plan* Land Use/Transportation Diagram designation of Medium Low Density Residential (8 DU/AC) on the site is typified by the 6,000 square-foot subdivision lot that is prevalent in San José. Under the existing designation, the site could

potentially be redeveloped with a maximum of approximately sixteen (16) dwelling units (assuming net acreage is 85% of gross acreage), which is the existing characteristic of the surrounding neighborhood.

In 2003, the applicant made a proposal for Medium Density Residential (8-16 DU/AC) on the southern most parcel of the site. At the time, the staff report to the Planning Commission recommended approval of Medium Density Residential for an expanded area to include all three parcels in the current proposal (GP06-07-02). The Planning Commission expressed concern about designating the parcel for Medium Density Residential in a predominately Medium Low Density Residential land use neighborhood.

The surrounding neighborhood continues to be designated as a Medium Low Density Residential land and will have such designation in the future because the area has been fully built out. The General Plan land use designation of the surrounding properties is Medium Low Density Residential (8 DU/AC). Single-family detached residences surround the site to its east, south, and west across McLaughlin Avenue. The environment and livability of existing residential neighborhoods are an intangible but important community resource to be preserved. The proposed General Plan amendment, if approved, would yield up to approximately thirty-two (32) single-family residential lots on the site (assuming the site's net acreage would be approximately 85% gross acreage). The proposed change to the General Plan would be inconsistent and incompatible with the surrounding neighborhood.

The residents of McLaughlin Corridor Neighborhood Association (MCNA) have expressed their opposition to the General Plan amendment. During the public outreach meeting residents opposed the project citing several concerns from existing traffic problems to incompatibility with the surrounding neighborhood, and parking problems generated by the temple on the northern parcel of the proposed site.

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