



# Memorandum

**TO:** City Council

**FROM:** Councilmember Madison Nguyen

**SUBJECT:** GP Amendment and Rezoning  
Initiation

**DATE:** 3/30/2006

Approved

*Madison Nguyen*

Date

3/30/06

**Council District: 7**  
**SNI: West Evergreen**

## **RECOMMENDATION:**

Initiate a General Plan amendment to change the land use designation from Light Industrial to Medium Low Density Residential (8 dwelling unit/acre) on Towers Lane north of Aborn Avenue.

Initiate a rezoning of properties on Towers Lane north of Aborn Avenue from R-1-2 zoning district to R-1-8 zoning district.

## **BACKGROUND:**

The General Plan was amended in 1994 to the current General Plan Light Industrial designation. Over the past 12 years, Towers Lane has retained its single family residential use. The surrounding community has been developed as residential. Several residents on Towers Lane want to do some improvements to their homes. The current General Plan land use designation and zoning inhibits property owners from upgrading their homes.

In December 2005 the City of San José and the Redevelopment Agency completed the Towers Lane Improvement Project with a cost of \$1.5 million. Property owners asked the City of San José to convert the private street to a publicly maintained street, and the City completed the right-of-way acquisition. The Towers Lane improvement project transformed the dirt road to a standard two-lane residential street with sidewalks, storms, and sanitary sewers.

## **ANALYSIS:**

The current Light Industrial land use designation and zoning is inhibiting the kinds of improvements that the residents would like to make to their homes. The residents would like to upgrade their homes to meet R-1-8 residential standards. Before this can occur, the General Plan land use designation and zoning need to be changed. This opportunity comes at a great time when the City of San José and the Redevelopment Agency has invested \$1.5 million to convert Towers Lane to a full-service public street. Moreover, by initiating these land use changes, the City would facilitate the improvement of the

neighborhood. The residents desire to upgrade their homes will integrate their properties with the surrounding community.

**COST IMPLICATION:**

The Department of Planning, Building and Code Enforcement has the financial and staff resources to begin processing the General Plan and zoning changes this fiscal year through its SNI implementation program.

**COORDINATION:**

The preparation of this report has been coordinated with the Department of Planning, Building and Code Enforcement and the Towers Lane community.

**CONCLUSION:**

The proposed General Plan amendment and rezoning for the properties on Towers Lanes north of Aborn Avenue would allow for property owners to make home improvements with R-1-8 standards. The amendment would make the General Plan and zoning reflect existing uses in the neighborhood.