



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Joseph Horwedel

**SUBJECT:** SEE BELOW

**DATE:** March 29, 2006

**COUNCIL DISTRICT:** 2  
**SNI AREA:** None

**SUBJECT:** The items being considered are located on an approximately 74-acre site in an area generally bounded by Monterey Highway to the northeast, State Route 85 to the south, and Manassas Road to the northwest, otherwise known as the Istar property

**GP03-02-05: GENERAL PLAN AMENDMENT** request to change the *San Jose 2020 General Plan Land Use/Transportation Diagram* designation from Industrial Park to Mixed Use With No Underlying Designation.

**GPT03-02-05: GENERAL PLAN TEXT AMENDMENT** request to update the General Plan Mixed Use Inventory Appendix F, and to increase the maximum allowable building height from 50 feet to 120 feet.

**PDC04-100: REZONING** from IP Industrial Park to IP (PD) Planned Development Zoning District to allow up to one million square feet of industrial park land uses and up to 450,000 square feet of commercial land uses on an approximately 74-acre site.

**EDENVALE AREA DEVELOPMENT POLICY MODIFICATION** to provide for inclusion and development of the site

## TRANSMITTAL MEMO

The Planning Commission will hear this project on April 12, 2006. The staff report to Planning Commission and Planning Commission recommendations will be submitted under different cover. We hope the submittal of this report is of assistance in your review of this project.

  
for JOSEPH HORWEDEL, ACTING DIRECTOR  
Planning, Building and Code Enforcement