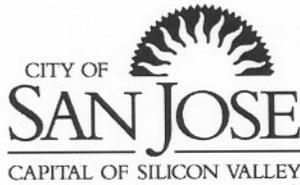


Council Agenda: 4/5  
GP Item: 12.2



# Memorandum

**TO:** City Council

**FROM:** Ron Gonzales, Mayor

**SUBJECT:** Council Agenda 12.2: General Plan  
Amendment for Property Located on  
the Northwesterly Side of Lewis Road

**DATE:** April 5, 2005

Approved

Date

4/5/05

## RECOMMENDATION

I recommend the Council approve General Plan Amendment GP03-07-06 to change the land use designation of the property located at 265 Lewis Road from light industrial to medium-high density residential (12 to 25 dwelling units per acre).

While I am recommending the Council approve the applicant's request for a land use amendment, I do have some concerns that I believe need to be adequately addressed in the planned development phase. Specifically, the applicant must satisfactorily address the following issues:

- Resident and emergency access to the property;
- Interface between the proposed site development and the current adjacent residential areas;
- Buffering and interfacing between the applicant's residential development and the existing adjacent industrial properties; and
- Adequate disclosure to future homeowners that industrial businesses are neighboring the property.

## ANALYSIS

It is important to balance the constant need for more housing with the ongoing need to protect San José's job base. In approving land use conversions that reduce available property needed to support our job base, we must take a big picture, long-term view and protect the industrial base that creates jobs and ensures the long-term prosperity of our city rather than reacting to short-term pressures.

However, the conversion of any property must be reviewed on a case-by-case basis against the backdrop of the Council's overall policy goals and the cumulative impact of previous decisions on conversions.

Using these guidelines in this specific case, I am recommending the approval of the General Plan amendment for the property at 265 Lewis Road from light industrial to medium-high density housing. The proposed land use amendment meets three of the four criteria outlined in the City's *Framework, as a Guideline, to Evaluate Proposed Conversions of Employment Lands to Other Uses Policy*, as approved by the Mayor and City Council on April 6, 2004. Under the City's Framework Policy for this area (Monterey Corridor Subarea 2) to determine my recommendation, I believe the proposed development meets the following criteria:

- Complete a transition to existing neighborhoods within or adjacent to the area;
- Buffer and provide uniformity to existing neighborhoods within or adjacent to the area;  
and
- Aid in revitalizing a declining neighborhood within or adjacent to the area.

Additionally, this site is not an economically viable piece of property for industrial development because its location is locked in by residential neighborhoods and industrial condominiums.

I believe approval of this General Plan amendment will provide uniformity to the existing neighborhood and solidify the demarcation between residential and industrial properties in the immediate area. However, in recommending approval of this amendment, I would like to see the following specific issues addressed in the planned development phase of this residential project:

- This property is long and narrow, just over 200 feet wide. There needs to be adequate vehicular access for both residents and emergency service vehicles.
- There needs to be good interface with properties of current residents to the east of the properties of the newest residents.
- Just as important, there needs to be a buffer and good interface with the properties of current industrial residents to the west of the new residents.
- To reduce the impact on use and development of adjacent industrial properties, there must be disclosure to all future homeowners that industrial businesses are neighboring the property. I want to avoid a situation in which the newest homeowners are concerned about the property uses of their industrial neighbors.

If adequately addressed, these measures should help the new project transition more easily into the current neighborhood.

For all the aforementioned reasons I recommend Council approve this General Plan amendment.