

**STAFF REPORT**  
**PLANNING COMMISSION**

**File Nos.: GP08-09-01 & GP/GPT07-06-01 Submitted: 1/28/08 and 1/3/07 respectively**

**GP08-09-01 PROJECT DESCRIPTION:**

General Plan amendment request to change the General Plan Land Use/Transportation Diagram designation from Medium Density Residential (8-16 DU/AC) to General Commercial on a 4.5-acre site.

**LOCATION:**

Northwesterly corner of Coniston Way and Blossom Hill Road (1345/1349 Blossom Hill Road)

<b>Item 7.b: GP08-09-01</b>	
Existing General Plan Designation	Medium Density Residential (8-16 DU/AC)
Proposed General Plan Designation	General Commercial
Staff Recommendation	General Commercial
Existing Zoning	CP Commercial Pedestrian
Council District	9
Annexation Date	11/1/1963
SNI	None
Historic Resource	N/A
Redevelopment Area	N/A
Specific Plan	N/A

**GP/GPT07-06-01 PROJECT**

**DESCRIPTION:** General Plan land use and text amendment request to: 1) Amend the General Plan Land Use/Transportation Diagram designation from Office to Medium High Density Residential (12-25 DU/AC) on 5.15 acres of a 7.4-acre site; and 2) Increase the maximum building height limit from 50 feet to 90 feet between Dudley Avenue and South Baywood Avenue.

**LOCATION:**

North of I-280 and Tisch Way, west of South Monroe Street and South Baywood Avenue, and east of Dudley Avenue (485 South Monroe Street)

<b>Item 7.c: GP/GPT07-06-01</b>	
Existing General Plan Designation	Parcel 1 - Office on 5.15 acres Parcel 2- Regional Commercial on 2.3 acres
Proposed General Plan Designation	Medium High Density Residential (12-25 DU/AC)
Staff Recommendation	No change to the General Plan
Existing Zoning	CG Commercial General on 5.15 acres and RM Multiple Residence District on 2.3 acres
Council District	6
Annexation Date	5/10/1956
SNI	None
Historic Resource	N/A
Redevelopment Area	N/A
Specific Plan	N/A

**RECOMMENDATION**

Planning staff recommends that the Planning Commission recommend to the City Council:

**File No. GP08-09-01** — Approval of the General Plan amendment request to change the General Plan Land Use/Transportation Diagram designation from Medium Density Residential (8-16 DU/AC) to General Commercial on a 4.5-acre site located on the northwesterly corner of Coniston Way and Blossom Hill Road.

**File No. GP/GPT07-06-01** – Denial of the General Plan land use and text amendment request to: 1) Amend the General Plan Land Use/Transportation Diagram designation from Office to Medium High

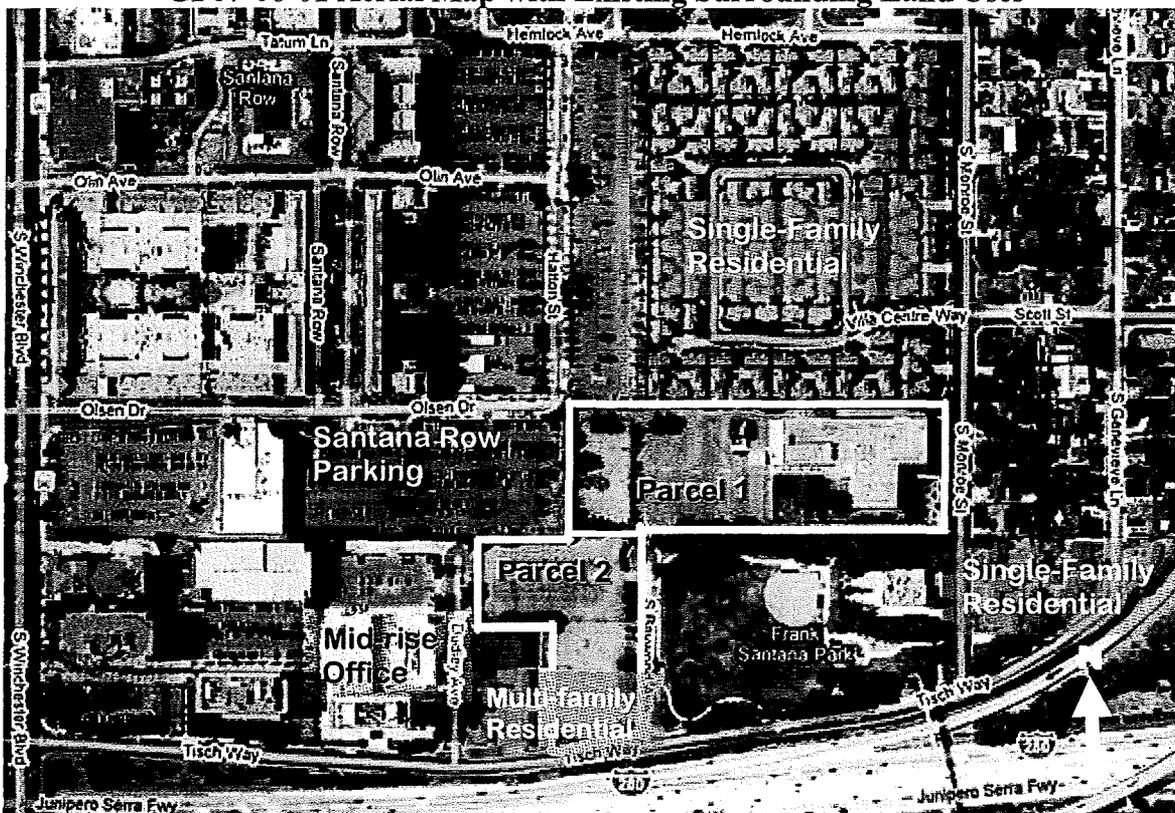
Density Residential (12-25 DU/AC) on 5.15 acres of a 7.4-acre site located north of I-280 and Tisch Way, west of South Monroe Street and South Baywood Avenue, and east of Dudley Avenue; and 2) Increase the maximum building height limit from 50 feet to 90 feet between Dudley Avenue and South Baywood Avenue.

## **BACKGROUND**

This staff report provides analysis of two General Plan amendment requests:

- a) Employment land conversion **GP/GPT07-06-01** for 5.15 acres of a 7.4-acre site at 485 South Monroe Street; and
- b) Reverse Conversion **GP08-09-01** for a 4.5-acre site at 1345-1349 Blossom Hill Road.

**GP07-06-01 Aerial Map with Existing Surrounding Land Uses**



On January 3, 2007, the applicant, Silverstone Communities, filed a General Plan Amendment request to change the land use designation at 485 South Monroe Street from Office to High Density Residential (25-50 DU/AC) on the 5.15-acre Parcel 1 and from Regional Commercial to Transit Corridor Residential (20+ DU/AC) on the 2.3-acre Parcel 2. A concurrent text amendment request proposes a maximum height limit of 150 feet on the portion of the site to be designated Transit Corridor Residential (20+ DU/AC).

After gathering feedback at a community meeting, the applicant revised his proposal on April 4, 2007 to Medium High Density Residential (12-25 DU/AC) on Parcel 1 and High Density Residential (25-50 DU/AC) on Parcel 2. The proposed height amendment was amended to 90 feet instead of 150 feet.

On June 15, 2007, the applicant filed a Planned Development Rezoning (File No. PDC07-043) on the entire 7.4-acre site to allow future development of up to 104 townhomes on Parcel 1 and 36 multi-family

podium units on 0.71 acres of Parcel 2. Approximately 1.6 acres of Parcel 2 were identified as an expansion to Frank Santana Park, half of which is the project's required contribution under the City's Parkland Dedication Ordinance. As part of the proposed Santana Park expansion, the applicant is responsible for demolishing the existing Baywood Avenue and replacing it with Hatton Street located on the western boundary of the expanded Santana Park. The applicant acknowledged these improvements as future conditions of approval for their residential Planned Development Zoning proposal.

On October 23, 2007, the City Council adopted the Framework for Preservation of Employment Lands (Framework) to preserve remaining industrial and commercial lands in the City of San José. This policy provides criteria to maintain no net loss of employment capacity on lands designated in the San José 2020 General Plan for commercial or industrial uses. The subject General Plan amendment, because it proposes conversion of employment land to residential use, is subject to this Framework. Implementation of the Framework results in the need for an off-setting conversion to employment lands on another site (File No. GP08-09-01) in the City in order to maintain no net loss of employment capacity. In addition, the Framework requires that an application result in some "Extraordinary Benefit" to the City as a result of the conversion in order to warrant a deviation from the general policy of preserving employment lands.

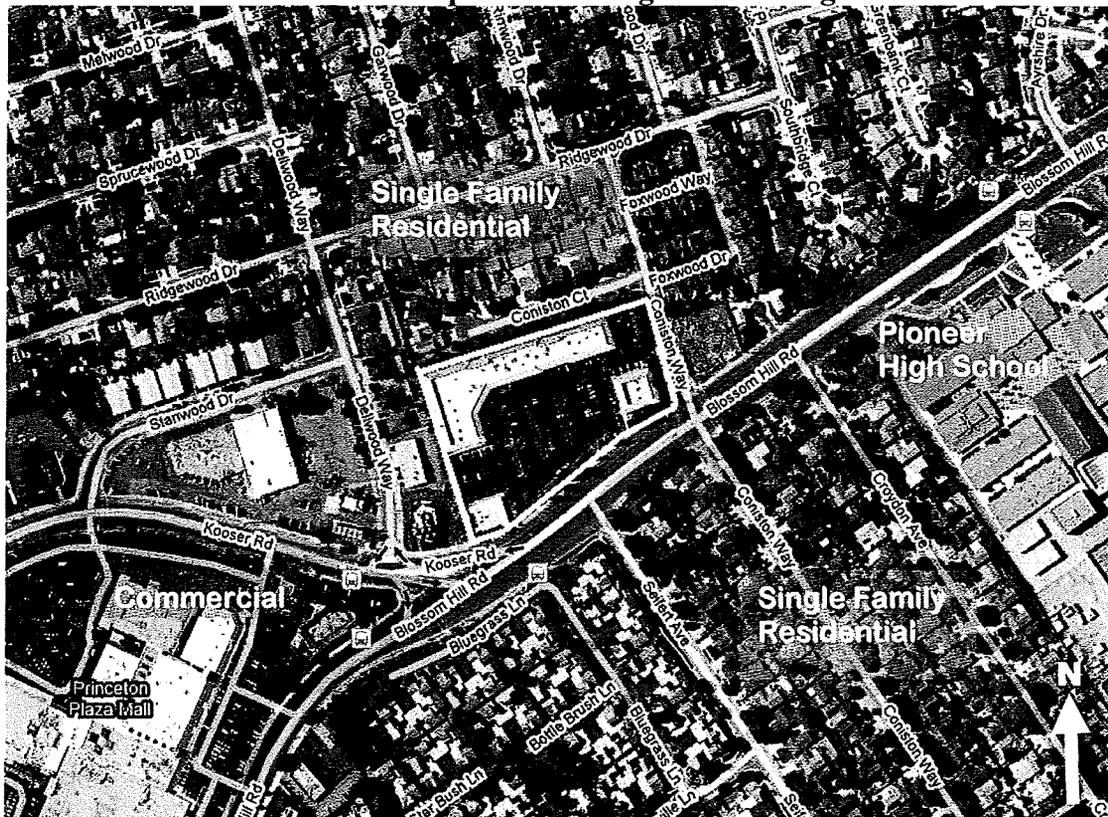
In response to the Framework requirements, the applicant revised 485 South Monroe Street General Plan amendment File No. GP/GPT07-06-01 on December 6, 2007 to reduce the employment land conversion to the 5.15-acre Parcel 1 and to not change the 2.3-acre Parcel 2 currently designated Regional Commercial. The proposed height amendment to 90 feet remained unchanged. The rezoning proposal was also revised to include an office component on Parcel 2 in order to retain a portion of the current job capacity on-site. To offset the loss of employment capacity from the conversion of Office to residential use, staff assisted the applicant to identify appropriate sites for a reverse conversion. The 4.5-acre Blossom Hill Road site, currently developed with and zoned for commercial uses, but designated as Medium Density Residential (8-16 DU/AC), was identified as a potential candidate.

## **PROJECT DESCRIPTION AND ANALYSIS**

### **GP08-09-01 – 1345-1349 Blossom Hill Road**

To offset the loss of job capacity from the conversion at 485 South Monroe Street, the applicant is requesting a General Plan amendment to change the Land Use/Transportation Diagram from Medium Density Residential (8-16 DU/AC) to General Commercial on 4.5 acres at the northwesterly corner of Blossom Hill Road and Coniston Way. The Blossom Hill Road General Plan amendment site consists of two parcels: 1345 Blossom Hill Road and 1349 Blossom Hill Road. 1345 Blossom Hill Road is 3.85 acres in size and contains the larger commercial building at the rear of the site and a commercial building on Coniston Way. 1349 Blossom Hill Road is 0.65 acres in size and contains only the Burger Pit restaurant located at the southwest corner of the site. Outreach to the property owners of this General Plan amendment is discussed in the Public Outreach section of this staff report.

**GP08-09-01 Aerial Map with Existing Surrounding Land Uses**



The Blossom Hill Road site is currently zoned CP Commercial Pedestrian and developed with a single-story neighborhood-serving retail center. The site is surrounded by single-family residential uses with the exception of commercial uses to the west. Under the current residential General Plan land use designation, the existing site could be redeveloped with residential uses and be exempt from the Framework. Changing the land use designation to General Commercial preserves the existing commercial use, and any future proposal to redevelop the site with non-employment uses would then require a General Plan amendment and be subject to the requirements of the Framework.

**General Plan Conformance**

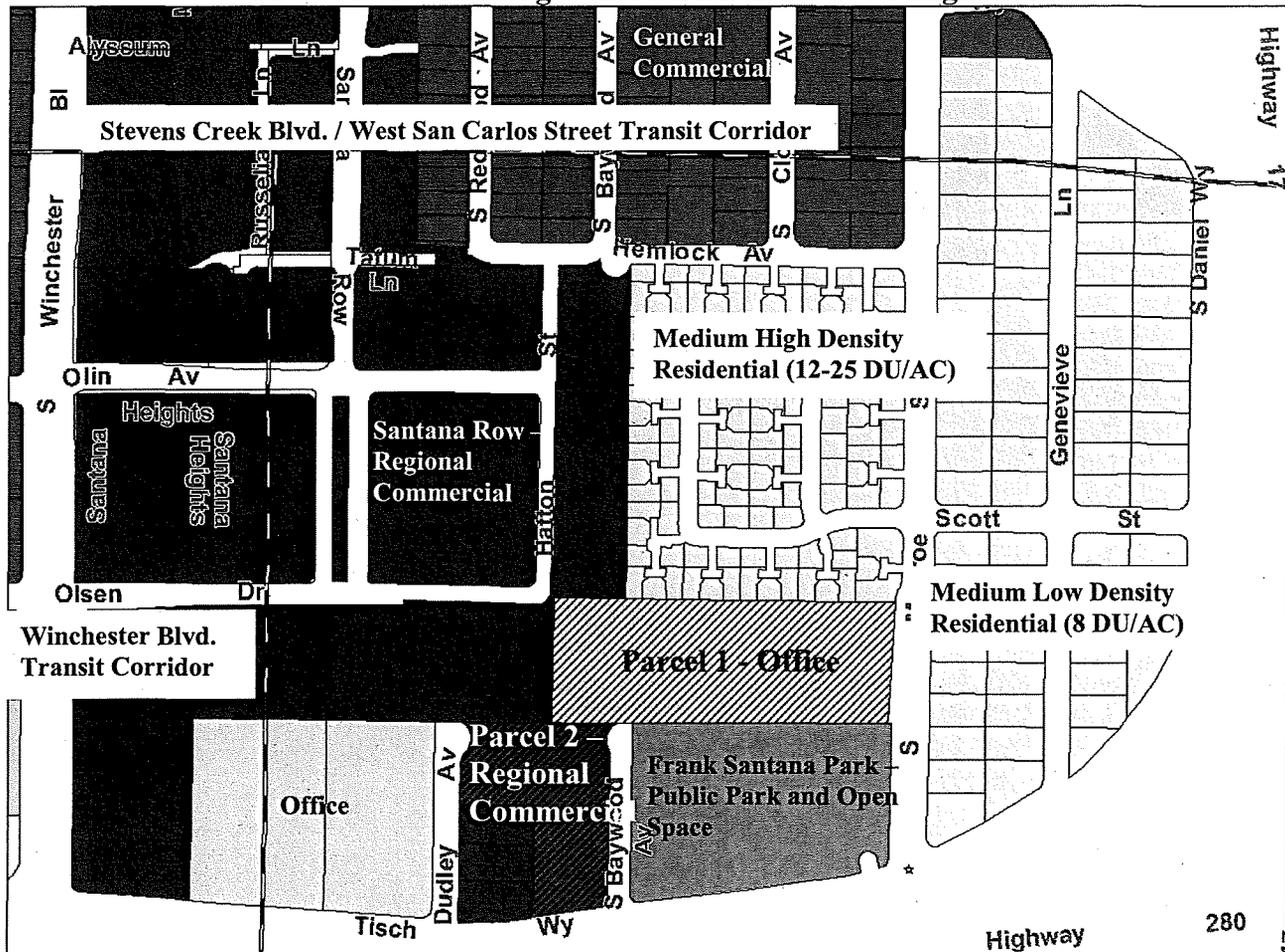
The proposed General Plan amendment from Medium Density Residential (8-16 DU/AC) to General Commercial supports the Economic Development Major Strategy of the San José 2020 General Plan. The Economic Development Major Strategy is designed to maximize the economic potential of the City's land resources while providing economic opportunities for San José's residents. Economic development is a fundamental priority for future growth, and encouraging new commercial development and growing existing business are critical components of the Economic Development Major Strategy. A 2004 Retail Study concluded that the City of San José is under-served by retail throughout many areas of the City. The proposed General Commercial land use designation would support preservation of the commercial use and reduce the potential for it to be redeveloped with non-employment uses, as currently allowed under the site's existing residential land use designation. This proposed amendment is consistent with the Economic Development Major Strategy in that it facilitates preservation of existing commercial uses. Planning staff supports the applicant's proposal to change the Land Use/Transportation Diagram from Medium Density Residential (8-16 DU/AC) to General Commercial at 1345-1349 Blossom Hill Road.

**GP/GPT07-06-01 – 485 South Monroe Street**

The 485 South Monroe Street site is roughly L-shaped and wraps around the existing Santana Park on its north and west sides. The portion of the site fronting Monroe Street is currently developed with an unoccupied two-story, 110,000 square-foot office building formerly used as a telephone switching station by Pacific Bell. The remainder of the site is a paved parking lot.

Surrounding land uses include single-family detached residences immediately to the north and across Monroe Street to the east, Santana Park and Fire Station No. 10 immediately to the south, residential apartments to the southwest, and open parking areas for Santana Row to the west and northwest. The residential zoning on Parcel 2 was established when the property was annexed into the City more than 50 years ago, but this and other properties in the vicinity were subsequently designated for employment uses in the General Plan to encourage job growth in the area.

**GP07-06-01 – Existing General Plan Land Use Designations**



The current request for a General Plan amendment on the 485 South Monroe Street site consists of changing the Land Use/Transportation Diagram on 5.15 acres of a 7.4-acre site (Parcel 1) from Office to Medium High Density Residential (12-25 dwelling units per acre) and to amend the General Plan Urban Design policies to allow a 90-foot height limit on the remaining 2.3 acres between Dudley Avenue and South Baywood Avenue. No change to the General Plan land use designation of Regional Commercial is proposed on the 2.3-acre portion between Dudley Avenue and South Baywood Avenue (Parcel 2). The

General Plan amendment would allow the development of 62 to 129 dwelling units on the 5.15-acre portion of the site and future commercial or office development on the remaining 2.3 acres at a maximum height of 90 feet.

The primary issues associated with this General Plan amendment are consistency with the Council's Framework for Preservation of Employment Lands (Framework), which supports important economic development goals and policies including those in the San José 2020 General Plan. This General Plan amendment is subject to the Framework because it involves the conversion of employment land to a residential use.

### **Consistency with the Framework for Preservation of Employment Lands**

The Framework was adopted to maintain a viable economy for the City and provide services to residents at levels consistent with City of San José policies. The City has a strong interest in preserving the City's remaining employment land acreage and job capacity for a wide array of businesses. The Framework applies to any proposal that includes the conversion of any category of employment lands, as designated in the General Plan, to non-employment uses or the conversion of employment lands to a mix of uses that includes both employment and non-employment uses.

#### *No Net Loss of Employment or Job Capacity*

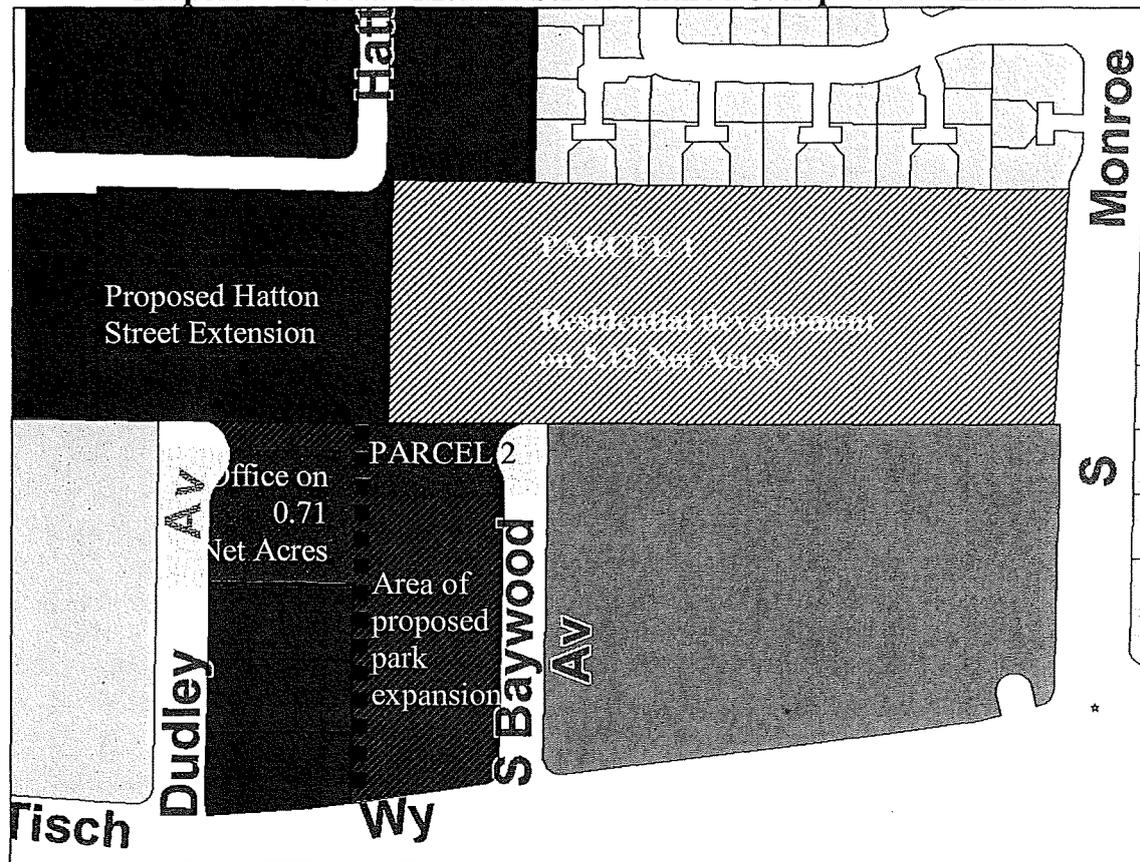
To avoid the loss of job capacity resulting from the conversion of employment lands to non-employment uses, the Framework establishes a strategy of "no net loss" of employment capacity for the subject General Plan amendment. Meeting the no net loss requirement can be accomplished in two ways: on-site intensification or off-site acreage replacement. On-site intensification requires concurrent approval of an actual development proposal that includes some form of mixed-use development to retain existing employment capacity on-site. This approach requires translating the job capacity of the net acreage of land being converted into the job capacity of square footage in a development project that is guaranteed at the time the City approves the employment land conversion General Plan amendment. If it is not feasible to intensify on-site to preserve existing job capacity, then changing non-employment lands to employment acreage off-site (reverse conversions) may be used to offset the loss of job capacity so that there is ultimately no net loss of employment acreage on a Citywide basis.

The applicant's General Plan amendment application, File No. GP08-09-01 – Blossom Hill Road, partially satisfies the no net loss requirement by proposing an off-site reverse conversion to balance the conversion proposed by the General Plan amendment File No. GP07-06-01. The Blossom Hill Road site is appropriate for a reverse conversion, but the 4.5-acre site does not provide a full offset of the 5.15 acres at 485 South Monroe Street. As a result, the applicant opted to intensify Parcel 2 on the Monroe site to accommodate a portion of the job capacity on-site. According to the applicant's pending Planned Development Rezoning proposal, an approximately 34,000 square-foot office building would be developed on a 0.71-acre portion of Parcel 2 in order to retain some employment capacity from the conversion of Parcel 1. The office building is designed to be large enough to account for all of the job capacity currently available on Parcel 2 under the existing Regional Commercial land use designation.

To determine employment capacity on the conversion site, in accordance with the Framework, a floor area ratio (FAR) of 0.35 was used to calculate the minimum square footage of potential job-generating uses on the site:

$$[\text{Net acreage of conversion}] \times 43,560 \times 0.35 = \text{Job capacity in square footage}$$

**Proposed 485 South Monroe Street Future Development Scenario**



The conversion of the 5.15-acre Parcel 1 and the existing job capacity of the 0.71-acre Parcel 2 result in a total of 5.86 acres of employment land that must be accounted for in order to achieve no net loss of job capacity. 5.86 acres is equivalent to 89,342 square feet of commercial floor area if developed at 0.35 FAR. With the 4.5-acre offset provided by the Blossom Hill Road reverse conversion, the remaining job capacity to be retained on Parcel 2 of the Monroe Street site is 1.36 acres or 20,735 square feet of actual commercial space.

**Breakdown of Job Capacity in Net Acreage and Floor Area**

	Job capacity in Net Acreage	Job capacity in Square Feet
Monroe Street Parcel 1	5.15	78,517
Monroe Street Parcel 2	0.71	10,825
<b>Monroe Street Total</b>	<b>5.86</b>	<b>89,342</b>
Blossom Hill Road Offset	(4.5)	(68,607)
<b>Remaining job capacity to be replaced or retained on-site</b>	<b>1.36</b>	<b>20,735</b>

The offset provided by the Blossom Hill Road reverse conversion does not result in an actual job gain because no new jobs are created from the General Plan amendment of a site already developed with commercial uses.

The use of 0.35 FAR to establish the current job capacity for the subject site is for analytical purposes only, because the site could potentially be developed at a higher FAR, and in fact commercial development in the immediate vicinity has already occurred above the minimum 0.35 FAR. Market conditions at the time of development will determine the intensity of the employment use.

In summary, the proposed combination of an off-setting General Plan amendment and "intensification" of a portion of the site may result in no net loss of jobs per General Plan job capacity methodology. In terms of actual future development, the proposed conversion will likely reduce the overall job yield for the site.

*Extraordinary Benefit*

In addition to the requirement for no net loss in job capacity, the Framework requires that the proposed General Plan amendment result in some "Extraordinary Benefit" to the City to warrant a departure from the overall employment lands preservation goals of the City. For an Extraordinary Benefit to occur when employment lands are converted to other uses, the City must receive significant off-setting benefits beyond those normally required or expected from a project that does not result in the net conversion of employment land to other uses. The provision of parks and related infrastructure improvements are ordinary components of new residential development and do not qualify as Extraordinary Benefit unless provided at a level above standard development requirements.

The Framework also establishes that the provision of Extraordinary Benefit should be defined and memorialized through a Development Agreement or similar mechanism. The City's Development Agreement Ordinance provides several criteria to evaluate the type of benefit to the City that can qualify for a Development Agreement (see Attachment No. 6). Generally, the project must be consistent with the General Plan and achieve important economic, social, environmental or planning goals of the City. In addition, the project proponent must incur unusually substantial costs in order to provide public improvements, facilities, or services from which the public will benefit in order for the project to qualify for a Development Agreement with the City. The unusually substantial costs must come from a commitment by the project proponent and exceed the limits typically required by City ordinances. Requests for a Development Agreement must come from the project proponent in the form of an application and fees.

The applicant's proposal for Extraordinary Benefit, as of January 2008, included:

1. Demolition of existing Baywood Avenue to facilitate expansion of Santana Park;
2. Dedication of 21,575 square feet of land needed for construction of Hatton Street;
3. Construction of the Hatton Street extension; and
4. Sale of 35,000 square feet of land to the City at developer's cost for the expansion of Santana Park.

The applicant's proposal for Extraordinary Benefit does not meet the criteria in the Development Agreement Ordinance because all of these items are typically required as conditions of development approval. The dedication of parkland would occur pursuant to the City's Parkland Dedication Ordinance. None of these items are "extraordinary." The types of Extraordinary Benefit approved by the City through a Development Agreement in recent years included items such as dedication of turn-key parklands exceeding the Parkland Dedication Ordinance (PDO) obligation and long-term park maintenance agreements. In addition to the Extraordinary Benefit, the projects vested under these recently approved Development Agreements represented intangible benefits for the City as those projects typically

facilitated large-scale job-generating development in the City. As proposed, the subject project does not include any Extraordinary Benefit component to the City.

On February 20, 2008, staff met with the applicant to discuss revising and reaching agreement on the applicant's Extraordinary Benefit proposal to meet the Framework and the Development Agreement Ordinance criteria. Staff explained that the terms found in previous Development Agreements, such as turn-key parks, maintenance agreements, and other contributions to transportation infrastructure improvements, are examples that qualify as Extraordinary Benefit to the City per the Development Agreement Ordinance criteria. The applicant subsequently indicated that they no longer wished to enter into a Development Agreement with the City unless it was according to their terms, and later asked staff to prepare a Development Agreement according to their proposal. In response, staff explained that the preparation of a draft Development Agreement needs to be based on a mutual agreement between the City and the applicant; per the Development Agreement Ordinance staff cannot prepare an "agreement" that is solely based on the applicant's own terms and on which no agreement had been reached. Staff further explained during the meeting that any revised proposal for Extraordinary Benefit must be received by the end of February 2008 in order to allow adequate time to prepare a draft Development Agreement in time for the April/May 2008 General Plan hearings.

On March 20, 2008, after the agreed upon timeline for submitting a revised proposal for an Extraordinary Benefit had elapsed and after the project had been publicly noticed for hearing without a Development Agreement proposal, the applicant amended their proposal for Extraordinary Benefit to include one additional item consisting of a 30-year contribution for maintenance of the park at \$30,000 per year (see Attachment No. 6). The new proposal also indicated that the applicant would be willing to sell the portion of land needed for the Santana Park expansion at the City's former appraisal price of \$87 per square foot instead of the applicant's purchase price of \$121 a square foot. In evaluating the applicant's latest proposal against the Framework and the Development Agreement Ordinance criteria, the proposal does not provide sufficient Extraordinary Benefit to the City to justify the conversion of employment land because the proposal would require the City to purchase the land at appraised value, which is an ordinary occurrence, not an extraordinary benefit.

### **General Plan Conformance**

The Framework provisions were crafted to support the General Plan Economic Development Major Strategy. The Economic Development Major Strategy calls for identifying opportunities for expanding the community's economic base, promoting a balance between "driving" industries and the service/supplier businesses that support them, and actively marketing San José as a location for a wide range of businesses. The proposed amendment is inconsistent with the General Plan's Economic Development Major Strategy because it would result in a potential loss of jobs and economic development opportunities.

### *Land Use Compatibility and Proposed Building Height Limit*

According to the General Plan, Office uses are intended to serve as a transition between commercial uses and residential uses and are specifically located adjacent to residential neighborhoods because they are not intrusive. The current Office designation at 485 South Monroe Street reflects this intent. The proposed Medium High Density Residential (12-25 DU/AC) land use designation would facilitate future development of single-family and multi-family attached residences, which would be compatible with the surrounding single-family neighborhood and adjacent park uses.

The proposed 90-foot height limit on Parcel 2 was originally intended to accommodate a higher density residential podium project along Dudley Avenue. Since Parcel 2 is no longer proposed for residential use, the 90-foot height limit could accommodate future multi-story commercial development. Mid-rise development currently exists along Tisch Way, Winchester Boulevard and within Santana Row. Portions of Santana Row and other properties located along Winchester and Stevens Creek Boulevard are within transit oriented development corridors and therefore have maximum building height limits of 120 feet. The subject site is not located within a transit corridor and therefore the citywide height limit of 50 feet currently applies to the site. Future development occurring at a 90-foot height limit would be compatible with existing office development to the west of the site, but it could represent an abrupt transition to the existing residential apartment buildings on Tisch Way and the proposed residential uses on Parcel 1.

### **Expansion of Santana Park**

The applicant has contended that the proposed General Plan amendment and subsequent development of residential uses on Parcel 1 are necessary to provide for the westerly expansion of Santana Park. The City already planned for the expansion of Santana Park during the initial planning stages of the adjacent Santana Row development. Park impact fees gathered from the Santana Row development are available to facilitate expansion of the park, and the expansion of Santana Park is not contingent upon the conversion of 485 South Monroe Street from employment lands to non-employment uses.

### **Conclusion**

The subject General Plan amendment request, File No. GP07-06-01, involves the conversion of employment land to a residential use that is subject to the Framework requirements for no net loss in job capacity and the project providing Extraordinary Benefit to the City. However, the applicant's proposal for Extraordinary Benefit does not provide sufficient Extraordinary Benefit to the City to justify the conversion of employment land because, for example, the proposal would require the City to purchase the land at appraised value, which is an ordinary occurrence, not an extraordinary benefit. As a result of non-compliance with the Framework, the proposed employment land conversion is inconsistent with the General Plan Economic Development Major Strategy. Approval of this General Plan amendment would diminish the City's ability to provide employment opportunities and provide long-term growth potential for the City's tax base. Therefore, staff recommends denial of this General Plan amendment request.

### **Policy Alternatives**

**Alternative 1.** Recommend continuance of the proposed General Plan amendment to the next appropriate General Plan hearing cycle.

Pros: Recommending continuance provides additional time for the applicant to submit a revised proposal for Extraordinary Benefit. Upon receiving a revised proposal that conforms to the Framework, additional time would be available for staff and the applicant to negotiate an appropriate agreement memorializing this benefit for consideration along with the General Plan amendment.

Cons: Recommending continuance would further delay a decision on this proposal.

Reason for not recommending: The applicant may decide not to and has indicated previously that they will not revise their proposal for Extraordinary Benefit that is consistent with the Development Agreement Ordinance and the continuance would only delay the decision on the General Plan amendment. Based upon the recent performance of the applicant, it seems unlikely that additional time

will result in a project that staff can recommend. Furthermore, any revised project is likely to have a negative impact on actual job capacity.

**Alternative 2.** Recommend continuance of the current General Plan amendment proposal to the next appropriate General Plan hearing cycle with specific direction from the City Council to staff for what range of benefit would constitute Extraordinary Benefit.

Pros: Recommending continuance under this alternative provides staff with direction on what the City Council would consider as an appropriate range of Extraordinary Benefit for this proposal, which may facilitate the drafting of an appropriate agreement without pre-committing the Council to any particular decision when this application comes forward again to Council.

Cons: Recommending continuance would delay a decision on this proposal.

Reason for not recommending: As noted above, the applicant has been reluctant to revise their Extraordinary Benefit proposal. The process may be further delayed without having a revised proposal for the next General Plan hearing.

**Alternative 3.** Recommend approval of the General Plan amendment as currently proposed by the applicant.

Pros: Recommending approval allows the applicant's proposal for residential development to proceed without further delay and would facilitate the production of more residential units within the City.

Cons: This alternative would not comply with the Framework. The City will lose opportunities to preserve the City's inventory of commercial lands for unmet job needs and additional sales tax revenue.

Reason for not recommending: Recommending approval of the General Plan amendment without Extraordinary Benefit and an appropriate agreement would be inconsistent with the City Council's adopted Framework for the Preservation of Employment Lands.

## **ENVIRONMENTAL REVIEW**

A Mitigated Negative Declaration circulated on March 18, 2008 (see Attachment No. 7) indicates that the project will not result in a significant environmental impact when the identified mitigations are incorporated.

## **PUBLIC OUTREACH/INTEREST**

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community

group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff followed Council Policy 6-30: Public Outreach Policy. Notice of the Spring 2008 hearings on the General Plan was published in the San José Post-Record. In addition, notices of the public hearing for the subject General Plan amendments were distributed to the owners and tenants of all properties located within 1,000 feet of the project site. Descriptions of the proposed General Plan amendments were posted on the Planning Division web page. The proposals were also presented at the Neighborhood Roundtable on February 12, 2008 and at the Developers Roundtable on February 15, 2008 for review and comment. No comments were received at the Neighborhood and Developers roundtables on the proposed amendments. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

On March 19, 2008, the Parks and Recreation Commission considered the subject General Plan amendment applications and expressed support of the Monroe Street General Plan amendment as proposed by the applicant in that it contributes to the expansion of Santana Park (see Attachment No. 8).

**Public outreach for GP/GPT07-06-01**

Three community meetings were held for the 485 South Monroe Street proposal on February 26, 2007, October 18, 2007, and February 27, 2008. Community feedback from the neighborhood is generally supportive of the proposed General Plan amendment. There was interest from the neighborhood on the expansion of Santana Park, reducing cut-through traffic on Monroe Street, and maintaining adequate building setbacks along the northern edge of Parcel 1. Residents in the neighborhood expressed concern with the proposed 90-foot building height limit. Written correspondence from members of the community is attached to this staff report (see Attachment No. 9).

**Public outreach for GP08-09-01**

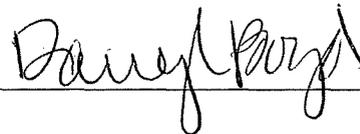
A community meeting was held for the 1345/1349 Blossom Hill Road proposal on March 3, 2008. Three members of the neighborhood were present and they expressed strong support for preserving the existing commercial uses. Staff also received many comments by phone supporting this General Plan amendment.

*GP08-09-01 Property Owner notification*

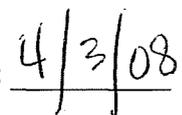
Upon receiving the General Plan Amendment application for 1345/1349 Blossom Hill Road submitted by Silverstone Communities, staff notified the property owners of the site by mail. Staff contacted Continental Centers, LLC., owner of 1345 Blossom Hill Road, by phone and confirmed their consent and support of the proposed General Plan amendment. The owners of 1349 Blossom Hill Road have not responded to-date.

**Project Manager:** Allen Tai

**Approved by:**



**Date:**



Owner/Applicant:	Attachments:
<p data-bbox="189 357 495 489">Owners -- GP08-09-01 Continental Center, LLC. 1135 Talesfore Court San José, CA 95131</p> <p data-bbox="189 521 569 627">Pamela A. and Randy S. Kelley P.O. Box 885 Diablo, CA 94528</p> <p data-bbox="189 659 586 798">Owner -- GP/GPT07-06-01 Pacific Bell Telephone Company 867 W. Napa Street Sonoma, CA 95476</p> <p data-bbox="189 829 611 968">Applicant: Silverstone Communities 1733 Woodside Road, Suite 125 Redwood City, CA 94061</p>	<ol data-bbox="867 357 1412 925" style="list-style-type: none"><li>1. Existing and Proposed General Plan Designations</li><li>2. Proposed Text Amendment</li><li>3. Framework for Preservation of Employment Lands and Council Memo dated October 19, 2007</li><li>4. Flowchart for General Plan amendments that propose conversion of employment land to residential uses</li><li>5. Excerpt from Development Agreement Ordinance</li><li>6. Applicant's proposal for Extraordinary Benefit</li><li>7. Draft Mitigated Negative Declaration</li><li>8. Correspondence from City departments, commissions, and other agencies</li><li>9. Public Correspondence</li></ol>