

SUPPLEMENTAL



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: September 14, 2004

COUNCIL DISTRICT: 4

SUPPLEMENTAL MEMO

SUBJECT: THE ITEMS BEING CONSIDERED are located on the southwest corner of Lundy Avenue and McKay Drive (1240 and 1290 McKay Drive and 1750 Ringwood Avenue) on a 17.38-acre site:

- a) **GP03-04-04: GENERAL PLAN AMENDMENT** to change the Land Use/Transportation Diagram designation from Industrial Park to Medium High Density Residential (12-25 DU/AC).
- b) **PDC04-001: PLANNED DEVELOPMENT REZONING** from IP Industrial Park Zoning District to A(PD) Planned Development Zoning District to allow up to 304 single-family attached residences.

The Council memo dated August 30, 2004 that was distributed with the packet contained a typographical error on page 2 in reference to the Industrial Conversion Framework category. A corrected page 2 is attached. All other references in the memo to the Industrial Framework category are correct.


for STEPHEN M. HAASE
Secretary, Planning Commission

Attachment

August 30, 2004

Subject: GP03-04-04 and PDC04-001

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The Planning Commission voted 5-0-1-1 (Commissioner Platten absent; Commissioner Levy abstained) on a motion to recommend that the City Council approve the proposed ordinance for rezoning from IP Industrial Park to an A(PD) Planned Development zoning district as conditioned by staff.

BACKGROUND

On August 11, 2004 the Planning Commission held a public hearing to consider the following items located on an approximately 17.38-acre site on the southwest corner of Lundy Avenue and McKay Drive (1240 and 1290 McKay Drive and 1750 Ringwood Avenue): **1)** a Final Environmental Impact Report (EIR); **2)** a privately initiated General Plan amendment request to change the General Plan Land Use/Transportation Diagram designation from Industrial Park to Medium High Density Residential (12-25 DU/AC); and **3)** a Planned Development rezoning from IP Industrial Park Zoning District to A(PD) Planned Development zoning district to allow up to 304 single-family attached residences.

Prior to the discussion on the General Plan amendment, Planning staff presented a summary of the comments received on the Draft Environmental Impact Report and the First Amendment. Planning staff then presented a supplemental staff report on the General Plan amendment.

Supplemental Staff Report

Planning staff verbally presented a supplemental staff report to the Planning Commission that included the following items:

1. The text of a supplemental memo to the Planning Commission dated August 11, 2004, distributed to the Commission at the beginning of the public hearing (see attachment);
2. A correction and clarification — staff stated that the original staff report incorrectly classified the site into Category ~~Two~~ Three rather than Category ~~Three~~ Two of the Council-approved “Framework, as a Guideline, to Evaluate Proposed Conversions of Employment Lands to Other Uses” (the *Framework*), (see attachment), but that the content of the analysis and conclusions remained essentially the same; and
3. Wording in the final signed memos received from Public Works on August 11, 2004 and distributed to the Commission at the beginning of the public hearing (see attachment) that concluded that the project would be in conformance with both the City of San Jose’s Transportation Level of Service Policy 5-3 and the County Congestion Management Program.

Staff noted that since the City Council adopted the *Framework*, all General Plan amendment requests for industrial conversions have been approved. Staff further noted that the current pace of conversions is not sustainable because in less than a decade there would be no remaining industrial land. Planning staff also noted that when industrial land converts to residential uses, the conversion is permanent. Such conversions can also create a domino effect creating pressure for conversion of industrial land that is within close proximity to the initial conversion. For these