



CITY COUNCIL AGENDA

NOVEMBER 21, 2000

2000 ANNUAL REVIEW OF THE GENERAL PLAN

SYNOPSIS

LINDA J. LE ZOTTE
CHARLOTTE POWERS
CINDY CHAVEZ
CHUCK REED
MANNY DIAZ

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

RON GONZALES MAYOR

FRANK FISCALINI
GEORGE SHIRAKAWA, JR.
ALICE WOODY
JOHN DIQUISTO
PAT DANDO

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT 10

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call 1 (408) 277-4424 or 1 (408) 998-5299 (TTY) at least two business days before the meeting.

On occasion the City Council may consider agenda items out of order.

1 CALL TO ORDER AND ROLL CALL

7:35 p.m. - Public Hearings, Council Chambers, City Hall
Absent: Council Members – None.

Documents relating to the 2000 Annual Review of the General Plan were available for inspection at the Press Table during the meeting in the Council Chambers, City Hall.

2 CONSENT

NOTICE TO THE PUBLIC

THERE WILL BE NO SEPARATE DISCUSSION OF ITEMS 2a-n AS THEY ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ADOPTED BY ONE MOTION. IF DISCUSSION IS REQUESTED BY A MEMBER OF THE CITY COUNCIL, STAFF, OR PUBLIC, THAT ITEM WILL BE REMOVED FROM THE CONSENT CALENDAR AND CONSIDERED SEPARATELY.

Text Amendments

- a. **GP00-T-01:** Text amendment to make minor changes and modifications (Staff). CEQA: Resolution No. 65459. Staff and Planning Commission recommend approval.
Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.

- b. **GP00-T-03:** Text amendment to modify the upper end of the density range of the High Density Residential land use designation (Staff). CEQA: Addendum to the 2020 General Plan Environmental Impact Report. Staff and Planning Commission recommend approval.
Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.

Text Amendments

- c. **GP00-T-06**: Text amendment to amend the Urban Design Policies to allow building heights up to 70 feet at the Oakridge Shopping Center, located on the north side of Blossom Hill Road between Santa Teresa and Winfield Boulevards (Staff). CEQA: Resolution No. 65459. Staff and Planning Commission recommend approval.
Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.

- d. **GP00-T-07**: Text amendment to amend the Urban Design Policies to increase the maximum allowable height from 45 feet to 120 feet for the area bounded by Parkmoor Avenue, Race Street, and Meridian Avenue (Schoennauer/Swenson). CEQA: Negative Declaration. Staff and Planning Commission recommend approval.
Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.

- e. **GP00-T-08**: Text amendment to amend the Urban Design Policies to increase the maximum allowable height from 50 feet to 120 feet at the southeasterly corner of Silver Creek Valley Road and U.S. Highway 101 (McCandless Management Corporation). CEQA: Negative Declaration. Staff and Planning Commission recommend approval.
Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.

- f. **GP00-T-11**: Text amendment to amend the Urban Design Policies to allow building heights of up to 320 feet for the City Hall/Municipal Services Building within the Civic Plaza area (City Council). CEQA: Addendum to the Civic Plaza Redevelopment Plan Environmental Impact Report. Staff and Planning Commission recommend approval.
Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.

- g. **GP00-T-12**: Text amendment to amend the Urban Design Policies to allow building heights up to 95 feet along the east side of South Bascom Avenue between Interstate 280 and approximately 600 feet north of Fruitdale Avenue (City Council). CEQA: Negative Declaration. Staff and Planning Commission recommend approval.
Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.

Text Amendments

- h. **GP00-T-16**: Text amendment to modify the Trails and Pathways Policies to encourage trail and pathway use for both recreational purposes as well as alternate transportation routes (Staff). CEQA: Resolution No. 65459. Staff and Planning Commission recommend approval.
Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.
- i. **GP00-T-19**: Text amendment to provide additional clarification that office uses are discouraged on lands with a Light Industrial General Plan land use designation (Staff). CEQA: Resolution No. 65459. Staff and Planning Commission recommend approval.
Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.
- j. **GP00-T-20**: Text amendment to add additional future bicycle facilities to the Transportation Bicycle Network Diagram and create a General Plan Appendix I to list all of the existing and planned bicycle facilities (Staff). CEQA: Resolution No. 65459. Staff and Planning Commission recommend approval.
Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.

Land Use/Transportation Diagram Amendments

District 7

- k. **GP00-07-02**: General Plan amendment to change the Land Use/Transportation Diagram for property located on the northeast corner of Capitol Expressway and Vista Park Drive from Private Recreation to Medium High Density Residential (12-25 DU/AC) on a 14.9 acre site (Pinn Brothers Construction). CEQA: Negative Declaration. Staff and Planning Commission recommend approval.
Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.

District 10

- l. **GP00-10-01**: General Plan amendment to change the Land Use/Transportation Diagram for property located west of the intersection of Uvas Road and Casa Loma Road and south of Calero Reservoir County Park from Non-Urban Hillside to Public Park/Open Space on a 2,365 acre site (Staff). CEQA: Exempt. Staff and Planning Commission recommend approval.

Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.

2 CONSENT

Land Use/Transportation Diagram Amendments

- m. **GP00-10-02:** General Plan amendment to change the Land Use/Transportation Diagram for property located on the southwest corner of Almaden Expressway and Almaden Road from Office to Medium High Density Residential (12-25 DU/AC) on a 2.8 acre site (Mr. Jon D. Carson, Wolf Almaden Properties). CEQA: Negative Declaration. Staff and Planning Commission recommend approval.
Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.
- n. **GP00-10-03.** General Plan amendment to change the Land Use/Transportation Diagram for property located on the segments of Vista Park Drive and Chynoweth Avenue generally located between Branham Lane and Blossom Hill Road from Arterial (80-106 ft.) to Delete Arterial (80-106 ft.) (City Council). CEQA: Negative Declaration. Staff and Planning Commission recommend approval.
Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.

END OF CONSENT CALENDAR

3 PUBLIC HEARINGS

a. RECONSIDERATIONS

None.

3 PUBLIC HEARINGS

b. ITEMS TO BE DEFERRED

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. If you want to change any of the deferral dates recommended, or speak to the question of deferring these or any other items, you should say so at this time.

3 PUBLIC HEARINGS

b. ITEMS TO BE DEFERRED

1. **GP00-T-05**: Text amendment to amend the General Plan Urban Design Policies to modify the policies on building height (Staff). CEQA: Incomplete. Staff and Planning Commission recommend deferral to February 2001 for the completion of the Housing Opportunity Study Environmental Impact Report.

**Staff and Planning Commission recommendation for deferral to February 2001 for completion of the Housing Opportunity Study Environmental Impact Report was tentatively approved.
Vote: 11-0-0-0.**

2. **GP00-T-17**: Text amendment to revise the Transportation Level of Service Policy (City Council). CEQA: Incomplete. Staff and Planning Commission recommend deferral to 2001 Annual Review.

**Staff and Planning Commission recommendation for deferral to February 2001 Annual Review was tentatively approved.
Vote: 11-0-0-0.**

3. **GP00-08-04**: General Plan Amendment to change the Land Use/Transportation Diagram for property located approximately 600 feet north of Norwood Avenue on Murillo Avenue from Non-Urban Hillside, Outside of the Urban Service Area and Outside the Greenline/Urban Growth Boundary to Medium Low Density Residential (8.0 DU/AC), inclusion within the Urban Service Area and inclusion in the Greenline/Urban Growth Boundary for 2 acres of a 4.2 acre site (McKay and Soms, Inc.). CEQA: Incomplete. Staff and Planning Commission recommend deferral to the 2001 Annual Review.

**Staff and Planning Commission recommendation for deferral to February 2001 Annual Review was tentatively approved.
Vote: 11-0-0-0.**

c. ITEMS FOR DISCUSSION

Text Amendments

1. **GP00-T-02a**: Text amendment to modify text and Appendix C: Housing to reflect the Housing Element Update (Staff). CEQA: Resolution No. 65459. Staff and Planning Commission recommend approval.

Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.

3 PUBLIC HEARINGS

c. ITEMS FOR DISCUSSION

Text Amendments

2. **GP00-T-02b**: Text amendment to modify the Discretionary Alternate Use Policies (Staff). CEQA: Resolution No. 65459. Staff and Planning Commission recommend approval.
Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.

3. **GP00-T-09**: Text amendment to amend the Urban Design Policies to allow building heights up to 90 feet along the south side of Coleman Avenue from Newhall Street to the City limit line and southward to the Union Pacific property (Berliner Cohen). CEQA: Negative Declaration. Staff recommends No Change to the General Plan. Planning Commission recommends deferral to February 2001.
Planning Commission recommendation for deferral to February 2001 was tentatively approved. Vote: 11-0-0-0.

4. **GP00-T-10 Revised**: Text amendment to amend the Urban Design Policies to allow building heights up to 120 feet for one hotel; one residential building including parking and/or commercial space; and one hotel or one building with residential units combined with parking and/or commercial space (Berliner/Cohen). CEQA: Addendum to the Town and Country Village Environmental Impact Report. Staff and Planning Commission recommend approval.
Staff and Planning Commission recommendation was tentatively approved with direction that Staff ensure at the PD zoning stage that the height of any planned development on Site 11 does not negatively impact the adjacent assisted-living facility. Vote: 11-0-0-0.

5. **GP00-T-18**: Text amendment to amend the General Plan Scenic Routes and Trails Diagram to add the existing Coyote-Alamitos Canal as a Trails and Pathways Corridor (City Council). CEQA: Resolution No. 65459. Staff and Planning Commission recommend approval.
Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.

3 PUBLIC HEARINGS

c. ITEMS FOR DISCUSSION

Land Use/Transportation Diagram Amendments

District 2

6. **GP00-02-01/GP00-08-01**: General Plan amendment to change the Land Use/Transportation Diagram designation for property located approximately 2,500 feet southerly of Silver Creek and San Felipe Roads, adjacent to the south of the Silver Creek Planned Residential Community from Non-Urban Hillside, Outside of Urban Service Area and Outside of the Greenline/Urban Growth Boundary to Estate Residential (1.0 DU/AC) on 16 acres, Very Low Density Residential (2.0 DU/AC) on 192 acres, Low Density Residential (5.0 DU/AC) on 322 acres, Medium Low Density Residential (8.0 DU/AC) on 83 acres, Medium Density Residential (8-16 DU/AC) on 4 acres, General Commercial on 34 acres, Public/Quasi-Public on 8 acres, Private Recreation on 395 acres, Urban Hillside on 75 acres, Private Open Space on 698 acres, Private Recreation on 10 acres, and Inclusion within the Urban Service Area of 1,817 acres (E. N. Richmond Trust; Edenvale Holdings, Inc.; Youngsville Holdings, Inc.; Youngsville Development, Inc.). CEQA: Incomplete. Staff and Planning Commission recommend No Change to the General Plan.

Staff and Planning Commission recommendation for No Change to the General Plan was tentatively approved.

Vote: 10-1-0-0. Noes: Fiscalini

7. **GP00-02-02**: General Plan amendment to change the Land Use/Transportation Diagram for property located on Branham Lane at US 101 to remove Interchange and Arterial (80-106 feet) Overpass at Branham Lane and US 101 (City Council). CEQA: Negative Declaration. Staff and Planning Commission recommend approval.

Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.

8. **GP00-T-24**: Text amendment to amend the Industrial Intensity Table to change the FAR and employee density for Edenvale (Staff). CEQA: Negative Declaration. Staff and Planning Commission recommend approval.

Staff and Planning Commission recommendation was tentatively approved. Vote: 11-0-0-0.

3 PUBLIC HEARINGS

c. ITEMS FOR DISCUSSION

Land Use/Transportation Diagram Amendments

District 4

9. **GP00-04-03:** General Plan amendment to change the Land Use/Transportation Diagram for property located on the northwest corner of Oakland Road and Coyote Creek from Heavy Industrial to Industrial Park and Private Open Space on an 18 acre site (The Schoennauer Company). CEQA: Negative Declaration. Staff and Planning Commission recommend approval on 30 acres.

Staff and Planning Commission recommendation for 30 acres was tentatively approved. Vote: 11-0-0-0.

District 8

10. **GP00-08-02:** General Plan Amendment to change the Land Use/Transportation Diagram designation for property located generally north of Quimby Road, adjacent to the intersection of Canyon Ridge Drive and Springbook Avenue from Very Low Density Residential (2 DU/AC) and Outside the Urban Service Area to Low Density Residential (5 DU/AC) and inclusion within the Urban Service Area on a 5 acre site (HMH, Inc.). CEQA: Negative Declaration. Staff and Planning Commission recommend No Change to the General Plan.

Staff and Planning Commission recommendation for No Change to the General Plan was tentatively approved. Vote: 11-0-0-0.

11. **GP00-08-03:** General Plan amendment to change the Land Use/Transportation Diagram for property located on the north side of Fleming Drive at Warner Drive from Very Low Density Residential (2 DU/AC) to Low Density Residential (5 DU/AC) on a 5 acre site (HMH, Inc.). CEQA: Negative Declaration. Staff recommends No Change to the General Plan. Planning Commission recommends Low Density Residential (5 DU/AC).

Planning Commission recommendation was not approved.

Planning Staff recommendation for No Change in the General Plan was tentatively approved with direction that the Applicant submit a proposal consistent with the staff recommendation.

Vote: 9-2-0-0. Noes: Diaz, Fiscalini.

4 RECONSIDERATION OF ANY ITEM FROM THIS EVENING

There were no items for reconsideration.

5 ADOPTION OF A RESOLUTION FINALIZING THE TENTATIVE ACTION MADE BY THE CITY COUNCIL ON THE 2000 ANNUAL REVIEW OF THE GENERAL PLAN AND AMENDING THE GENERAL PLAN IN CONFORMANCE HEREWITH.

Resolution No. 70022 adopted. Vote: 11-0-0-0.

Council (1) directed the City Manager, City Clerk, and Planning Staff to restructure the format of the General Plan Agenda, and (2) directed the Administration to prepare a report for Council consideration on the issue of public noticing.

6 REVIEW AND APPROVAL OF ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

The City Council approved the annual report on the status of the General Plan. Vote: 11-0-0-0.

7 ADJOURNMENT

The Public Hearing on the 2000 Annual Review of the General Plan was adjourned at 9:54 p.m.

The Council of the City of San José adjourned at 9:55 p.m.