



CITY COUNCIL AGENDA

NOVEMBER 6, 2001

2001 ANNUAL REVIEW OF THE GENERAL PLAN SYNOPSIS

LINDA J. LE ZOTTE
FORREST WILLIAMS
CINDY CHAVEZ
CHUCK REED
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

RON GONZALES MAYOR

KEN YEAGER
GEORGE SHIRAKAWA, JR.
DAVID D. CORTESE
JOHN DIQUISTO
PAT DANDO

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT 10

Welcome to the San José City Council meeting!

This Agenda contains both a Consent Calendar section for routine business items that require Council approval, and general business items arranged to correspond with San José's City Service Areas (CSAs). City Service Areas represent the policy-making level for strategic planning, policy setting, and investment decisions in the critical functions the City provides to the community. They are:

- **Strategic Support Services** — The internal functions that enable the CSAs to provide direct services to the community in an effective and efficient manner.
- **Economic and Neighborhood Development** — Manage the growth and change of the community in order to create and preserve healthy neighborhoods and ensure a diverse range of employment and housing opportunities.
- **Recreation and Cultural Services** — Serve, foster, and strengthen community by providing access to lifelong learning and opportunities to enjoy life.
- **Transportation Services** — A safe and efficient transportation system that contributes to the livability and economic health of the City.
- **Environment and Utility Services** — Manage environmental services and utility systems to ensure a sustainable environment for the community.
- **Aviation Services** — Provide for the air transportation needs of the community and the region at levels that are acceptable to the community.
- **Public Safety Services** — Commitment to excellence in public safety by investing in neighborhood partnerships as well as prevention, enforcement, and emergency preparedness services.

Items listed in Section 10 require approval of both the City Council and the San José Redevelopment Agency Board.

You may speak to the City Council about any item that is on the agenda, and you may also speak on items that are not on the agenda during Open Forum. If you wish to speak to the City Council, please refer to the following guidelines:

1. **Fill out a Yellow Speaker's Card and submit it to the City Clerk seated at the front table. Do this before the meeting or before the item is heard.** This will ensure that your name is called for the item/s that you wish to address, and it will help ensure the meeting runs smoothly for all participants.
2. When the Council reaches your item on the agenda, Mayor Ron Gonzales will open the public hearing and call your name. Please address the Council from the podium, which is located to the left of the City Clerk's table.
3. Each speaker generally has two minutes to speak per item. The amount of time allotted to speakers may vary at the Mayor's discretion, depending on the number of speakers or the length of the agenda.
4. To assist you in tracking your speaking time, there are three lights located to the far right of the podium. The green light turns on when you begin speaking; the yellow light turns on when you have 30 seconds left; and the red light turns on when your speaking time is up.

Please be advised that, by law, the City Council is unable to discuss or take action on issues presented during Open Forum. According to State Law (the Brown Act) items must first be noticed on the agenda before any discussion or action.

The San José City Council meets every Tuesday at 1:30 p.m. and every first and third Tuesday at 7 p.m., unless otherwise noted. If you have any questions, please direct them to the City Clerk's staff seated at the tables just below the dais. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

- **Call to Order and Roll Call**
7:20 p.m. - Public Hearings, Council Chambers, City Hall
Absent: Council Member Dando (excused)

1 CONSENT CALENDAR

1.1 General Plan Land Use and Text Amendment change for property located at the northeast corner of Highway 87 and Alma Avenue.

The items being considered are on the northeast corner of Highway 87 and Alma Avenue on a 2.7-acre site. (Duad Properties, Owner/Swenson Builder, Applicant). SNI: Washington. CEQA: Negative Declaration.

Recommendation:

- (a) General Plan Amendment request to change the Land Use/Transportation Diagram designation from Mixed Use (25-55 DU/AC) (Tamien Station Area Planned Community) to Mixed Use (25-150 DU/AC) (Tamien Station Area Planned Community). Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (7-0-0).

GP 01-03-07 – District 3

- (b) General Plan Text Amendment request to amend the Tamien Station Area Specific Plan to increase residential densities up to 150 DU/AC in the Mixed Use designation and to allow maximum building heights of 120 feet. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval of the increase in maximum density to 150 DU/AC and building heights up to 45 feet within 100 feet of Lick Avenue and 120 feet for the remainder of the subject site. (7-0-0).

GP 01-T-08 – District 3

(Deferred from 8/21/01 GP – Item 2.6)

Staff and Planning Commission recommendation was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

1.2 General Plan Amendment change for property located on the southwest corner of North Fifth Street and East St. John Street.

Recommendation: General Plan Amendment request to change the Land Use/Transportation Diagram designation from General Commercial to Residential Support for the Core Area (25+ DU/AC) for property located on the southwest corner of North Fifth Street and East St. John Street on a 0.4 acre site. (The Redevelopment Agency, Applicant/Various Owners). SNI: 13th Street. CEQA: Addendum to Civic Plaza Redevelopment Plan Resolution No. 68905. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (7-0-0).

GP 01-03-11 – District 3

Deferred to 2002 General Plan Hearings

Vote: 10-0-1-0. Absent: Dando.

1 CONSENT CALENDAR

1.3 General Plan Amendment change for the area located on the east side of North Fourth Street, between Highway 880, North Fifth Street and Commercial Street.

Recommendation: General Plan Text Amendment request to change the Land Use/Transportation Diagram designation of Light Industrial with Mixed Industrial Overlay to remove the Mixed Industrial Overlay for property located on the east side of North Fourth Street, between Highway 880, North Fifth Street and Commercial Street on a 6.3 acre site. (City Council, Applicant). CEQA: San Jose 2020 General Plan Resolution No. 65459. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (7-0-0).

GP 01-03-13a – District 3

Staff and Planning Commission recommendation was tentatively approved with Staff directed to (a) develop stricter design guidelines for the Light Industrial Designation that insures a stronger interface with surrounding uses; and (b) work with current owners in the areas covered by the GP amendments to encourage enhancements to street interface – including working with OED and RDA to provide grant and loan programs for façade and landscape improvements where appropriate.

Vote: 10-0-1-0. Absent: Dando.

1.4 General Plan Amendment change for the area located on both sides of Hedding Street, between Highway 880 and Taylor Street.

Recommendation: General Plan Text Amendment request to change the Land Use/Transportation Diagram designation of Light Industrial with Mixed Industrial Overlay to remove the Mixed Industrial Overlay for property located on both sides of Hedding Street, between Highway 880 and Taylor Street on a 35.5 acre site. (City Council, Applicant). CEQA: San Jose 2020 General Plan Resolution No. 65459. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (7-0-0).

GP 01-03-13b – District 3

Staff and Planning Commission recommendation was tentatively approved with Staff directed to (a) develop stricter design guidelines for the Light Industrial Designation that insures a stronger interface with surrounding uses; and (b) work with current owners in the areas covered by the GP amendments to encourage enhancements to street interface – including working with OED and RDA to provide grant and loan programs for façade and landscape improvements where appropriate.

Vote: 10-0-1-0. Absent: Dando.

1 CONSENT CALENDAR

1.5 General Plan Amendment change for the area located on the northeast corner of South Seventh and Keyes Streets.

Recommendation: General Plan Amendment request to change the Land Use/Transportation Diagram designation of Light Industrial with Mixed Industrial Overlay to remove the Mixed Industrial Overlay for property located on the northeast corner of South Seventh and Keyes Streets on a 2.9 acre site. (City Council, Applicant). SNI: Spartan-Keyes. CEQA: San Jose 2020 General Plan Resolution No. 65459. Director of Planning, Building and Code Enforcement and Planning Commission recommend no change to the General Plan (7-0-0).

GP 01-03-13c – District 3

Staff and Planning Commission recommendation for no change to the General Plan was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

1.6 General Plan Amendment change for property located on both sides of South Fifth Street, between Keyes and Humboldt Streets.

Recommendation: General Plan Amendment request to change the Land Use/Transportation Diagram designation of Light Industrial with Mixed Industrial Overlay to remove the Mixed Industrial Overlay for property located on both sides of South Fifth Street, between Keyes and Humboldt Streets on a 6.3 acre site. (City Council, Applicant). SNI: Spartan-Keyes. CEQA: San Jose 2020 General Plan Resolution No. 65459. Director of Planning, Building and Code Enforcement and Planning Commission recommend no change to the General Plan (7-0-0).

GP 01-03-13d – District 3

Staff and Planning Commission recommendation for no change to the General Plan was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

1.7 General Plan Amendment change for the property located on the northeast corner of Monterey Highway and Alma Street.

Recommendation: General Plan Amendment request to change the Land Use/Transportation Diagram designation of Heavy Industrial with Mixed Industrial Overlay to remove the Mixed Industrial Overlay for property located on the northeast corner of Monterey Highway and Alma Street on a 11.1 acre site. (City Council, Applicant). CEQA: San Jose 2020 General Plan Resolution No. 65459. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (7-0-0).

GP 01-03-13e – District 3

Staff and Planning Commission recommendation was not approved. Council tentatively approved “No Change to the General Plan”.

Vote: 10-0-1-0. Absent: Dando.

1 CONSENT CALENDAR

1.8 General Plan Amendment change for property located in the area generally bounded by Brokaw Road, Highway 880, and Highway 101.

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation of Heavy Industrial with Mixed Industrial Overlay on 344.5 acres and Light Industrial with Mixed Industrial Overlay on 83 acres to remove the Mixed Industrial Overlay on the area generally bounded by Brokaw Road, Highway 880, and Highway 101 with the southern most portion of the site extending to Hedding Street on a 427.5 acre site. (City Council, Applicant). CEQA: San Jose 2020 General Plan Resolution No. 65459. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (7-0-0).

GP 01-04-05 – District 4

Staff and Planning Commission recommendation was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

1.9 General Plan Amendment change for property located approximately 2200 feet southwest of Highway 87 and Curtner Avenue at the terminus of Masonic Drive.

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from Transit Corridor Residential (20+ DU/AC) to Public/Quasi-Public for the property located approximately 2200 feet southwest of Highway 87 and Curtner Avenue at the terminus of Masonic Drive on a 1.2 acre site. (San Jose Masonic Temple Associates, Owner/Barry Swenson Builder, Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (7-0-0).

GP 01-06-02 – District 6

Staff and Planning Commission recommendation was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

1.10 General Plan Amendment change for property located south of Stevens Creek Boulevard, between South Monroe Street and South Genevieve Lane.

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from Office to General Commercial for the area generally located south of Stevens Creek Boulevard, between South Monroe Street and South Genevieve Lane on a 0.6 acre site. (John Vossoughi, Owner/Keon Vossoughi, Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (7-0-0).

GP 01-06-07 – District 6

Staff and Planning Commission recommendation was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

1 CONSENT CALENDAR

- 1.11 General Plan Amendment change for property located in the area generally bounded by Elm Street, Emory Street, Stockton Avenue, West Taylor Street, The Alameda, and West Hedding Avenue.**

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from Medium Density Residential (8-16 DU/AC) to Medium Low Density Residential (8 DU/AC) for the area generally bounded by Elm Street, Emory Street, Stockton Avenue, West Taylor Street, The Alameda, and West Hedding Avenue on a 41 acre site. (City Council, Applicant). CEQA: San Jose 2020 General Plan Resolution No. 65459. Director of Planning, Building and Code Enforcement recommends approval. Planning Commission recommends no change to the General Plan (5-2-0).

GP 01-06-08 – District 6

Staff recommendation was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

- 1.12 General Plan Amendment change for property located on the southwest corner of Lewis Road and Wall Street.**

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from Light Industrial on 4.1 acres and Medium High Density Residential (12-25 DU/AC) on 0.4 acre to High Density Residential (25-50 DU/AC) for the property located on the southwest corner of Lewis Road and Wall Street on a 4.5 acre site. (Daniel Caputo, Jr. et al., Owner/Roem Development Corporation, Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (7-0-0).

GP 01-07-03 – District 7

Staff and Planning Commission recommendation was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

- 1.13 General Plan Amendment change for property located in the area generally bounded by Alma Street, Union Pacific Railroad, Monterey Highway, and Phelan Road.**

Recommendation: General Plan Amendment change request to change the General Plan Land Use/Transportation Diagram designation of Heavy Industrial with Mixed Industrial Overlay to remove the Mixed Industrial Overlay for the area generally bounded by Alma Street, Union Pacific Railroad, Monterey Highway, and Phelan Road on a 12 acre site. (City Council, Applicant) CEQA: San Jose 2020 General Plan Resolution No. 65459. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (7-0-0).

GP 01-07-04a - District 7

Staff and Planning Commission recommendation was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

1 CONSENT CALENDAR

1.14 General Plan Amendment change for property located in the area generally bounded by Bellevue Avenue, Monterey Road, and Curtner Avenue.

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation of Heavy Industrial with Mixed Industrial Overlay on 61.1 acres, Light Industrial with Mixed Industrial Overlay on 4.9 acres, and Industrial Park with Mixed Industrial Overlay on 7 acres to remove the Mixed Industrial Overlay for the area generally bounded by Bellevue Avenue, Monterey Road, and Curtner Avenue on a 73 acre site. (City Council, Applicant). SNI: Washington. CEQA: San Jose 2020 General Plan Resolution No. 65459. Director of Planning, Building and Code Enforcement and Planning Commission recommend remove Mixed Industrial Overlay on 52.7 acres and maintain the Overlay on the 20.3-acre portion of the site fronting on Monterey Road between Bellevue Road and Curtner Avenue (7-0-0).

GP 01-07-04b – District 7

Staff and Planning Commission recommendation was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

1.15 General Plan Amendment change for property located on both sides of Tully Road, generally between South Seventh Street and Old Tully Road.

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation of Light Industrial with Mixed Industrial Overlay to remove the Mixed Industrial Overlay for property located on both sides of Tully Road, generally between South Seventh Street and Old Tully Road on a 24.8 acre site. (City Council, Applicant). CEQA: San Jose 2020 General Plan Resolution No. 65459. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (7-0-0).

GP 01-07-04c – District 7

Staff and Planning Commission recommendation was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

1.16 General Plan Amendment change for property located on the west side of Senter Road, generally between Burke Street, Tully Road, and South Tenth Street.

* **Recommendation:** General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation of Heavy Industrial with Mixed Industrial Overlay on 17.2 acres and Light Industrial with Mixed Industrial Overlay on 22.1 acres to remove the Mixed Industrial Overlay on the west side of Senter Road, generally between Burke Street, Tully Road, and South Tenth Street on a 39.3 acre site. (City Council, Applicant). CEQA: San Jose 2020 General Plan Resolution No. 65459. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (7-0-0).

GP 01-07-04d – District 7

Staff and Planning Commission recommendation was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

1 CONSENT CALENDAR

1.17 General Plan Text Amendment change for property located at the northwest corner of Coleman Avenue and Newhall Street.

Recommendation: General Plan Text Amendment to modify the Urban Design Policies to allow building heights up to 150 feet for the area located at the northwest corner of Coleman Avenue and Newhall Street on a 99.5 acre site. (Berliner/Cohen, Applicant/FMC Corporation, Owner). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend allowing building heights up to airspace requirements of the San Jose International Airport (7-0-0).

GP 00-T-09 – District 3

Staff and Planning Commission recommendation was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

1.18 General Plan Text Amendment change for property located north of Highway 237 and approximately 2000 feet east of Zanker Road.

Recommendation: General Plan Text Amendment to modify the Alviso Master Plan to allow maximum building heights of 100 feet (U.S. Data Port site) for the area located north of Highway 237 and approximately 2000 feet east of Zanker Road on a 140 acre site. (CH2M Hill, Applicant/Tuck C. and Elizabeth W. Lin, Hoo Gee Tom, Elizabeth C. and Kenton W. Smith, City of San Jose). CEQA: Resolution No. 70259. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (7-0-0).

GP 01-T-05 – District 4

Staff and Planning Commission recommendation was tentatively approved.

Vote: 9-1-1-0. Noes: LeZotte. Absent: Dando.

1.19 General Plan Text Amendment change for property located on the north side of East Santa Clara Street, between North Fourth and North Fifth Streets.

Recommendation: General Plan Text Amendment to modify Urban Design Policies to allow for a maximum building height per FAA regulations for the property located on the north side of East Santa Clara Street, between North Fourth and North Fifth Streets on a 1.5 acre site. (Flamengo and Lo Associates, et al, Owner/The Redevelopment Agency, Applicant). SNI: 13th Street. CEQA: Addendum to Civic Plaza Redevelopment Plan Resolution No. 68905. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (7-0-0).

GP 01-T-26 – District 3

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1 CONSENT CALENDAR

1.20 General Plan Text Amendment change for the area located on the northeast corner of East Santa Clara Street and North Fifth Street.

Recommendation: General Plan Text Amendment to modify Urban Design Policies to allow for a maximum building height per FAA regulations for the property located on the northeast corner of East Santa Clara Street and North Fifth Street on a 1.08 acre site. (First Methodist Episcopal Church of San Jose, Owner/The Redevelopment Agency, Applicant). SNI: 13th Street. CEQA: Addendum to Civic Plaza Redevelopment Plan Resolution No. 68905. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (7-0-0).

GP 01-T-27 – District 3

Staff and Planning Commission recommendation was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

1.21 General Plan Amendment change for property located on the easterly side of U.S. 101 and northerly of Metcalf Road.

Recommendation: General Plan Amendment request to change the Land Use/Transportation Diagram designation from Low Density Residential (5 DU/AC) on 17.9 acres and Non-Urban Hillside on 3.7 acres to Medium Density Residential (8-16 DU/AC) for property located on the easterly side of U.S. 101 and northerly of Metcalf Road on a 21.6 acre site. (Braddock & Logan Group, Owner/HMH, Inc., Applicant). CEQA: Pending.

GP 01-02-01 – District 2

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1.22 General Plan Amendment change for property located on the east side of South Tenth Street, approximately 60 feet south of Keyes Street.

Recommendation: General Plan Amendment request to change the Land Use/Transportation Diagram designation from Medium Density Residential (8-16 DU/AC) to General Commercial for property located on the east side of South Tenth Street, approximately 60 feet south of Keyes Street on a 0.3 acre site. (Dung Ha and Kieu Huynh, Owner/T Square Consulting Group, Inc., Applicant). SNI: Spartan-Keyes. CEQA: Negative Declaration.

GP 01-03-10 – District 3

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1 CONSENT CALENDAR

1.23 General Plan Amendment change for property located in the area generally bounded by East Julian Street, State Route 101, East Santa Clara and North Twenty-Seventh Streets.

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from Heavy Industrial on 19.4 acres and General Commercial on 0.6 acres for property located in the area generally bounded by East Julian Street, State Route 101, East Santa Clara, and North Twenty-Seventh Streets (San Jose Steel Site) on a 20 acre site. (Staff, Applicant). SNI: Five Wounds/Brookwood Terrace. CEQA: Pending.

Either:

OPTION 1: Transit Corridor Residential (20+ DU/AC) on 11 acres, General Commercial on 6 acres, Public/Quasi-Public on 2 acres, and Public Park/Open Space on 2 acres.

OPTION 2: Transit Corridor Residential (20+ DU/AC) on 9 acres, General Commercial on 9 acres, and Public Park/Open Space on 2 acres.

OPTION 3: General Commercial on 7 acres, Transit Corridor Residential (20+ DU/AC) on 5 acres, Public Park/Open Space on 2 acres, and Medium High Density Residential (12-25 DU/AC) on 5 acres.

GP 01-03-12 – District 3

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1.24 General Plan Land Use and Text Amendment change for property located at the terminus of Dixon Landing Road and west of Highway 880.

The items being considered are on property generally located at the terminus of Dixon Landing Road and west of Highway 880 on a 17 acre site. (Newby Island Improvement Co., Owner/HMH, Inc., Applicant). CEQA: Pending.

Recommendation:

- (a) General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from Private Open Space with Solid Waste Overlay (Alviso Planned Community), Outside the Urban Growth Boundary and Urban Service Area to Light Industrial (Alviso Planned Community), Inclusion in the Urban Growth Boundary and Urban Service Area.

GP 01-04-03 – District 4

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

- (b) General Plan Text Amendment to reflect the proposed changes to the Alviso Planned Community.

GP 01-T-37 – District 4

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1 CONSENT CALENDAR

1.25 General Plan Amendment change for property located on the east side of Alexander Avenue, between Alum Rock Avenue and Madden Avenue.

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from Medium Low Density Residential (8.0 DU/AC) on 2.7 acres, Medium Density Residential (8-16 DU/AC) on 2.8 acres, General Commercial within a Neighborhood Business District Overlay on 0.7 acres to Private Open Space on 5.5 acres and Private Open Space within a Neighborhood Business District Overlay on 0.7 acre for property located on the east side of Alexander Avenue, between Alum Rock Avenue and Madden Avenue on a 6.2 acre site. (Roman Catholic Bishop of San Jose, Owner/Gate of Heaven Cemetery, Applicant). SNI: Alum Rock. CEQA: Pending.

GP 01-05-01 – District 5

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1.26 General Plan Amendment change for property located on the northwest corner of Alum Rock and Alexander Avenues.

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from Medium High Density Residential (12-25 DU/AC) on 1 acre, Medium Density Residential (8-16 DU/AC) on 0.4 acre and General Commercial on 0.3 acre to Transit Corridor Residential (20+ DU/AC) for property located at the northwest corner of Alum Rock and Alexander Avenues on a 1.7 acre site. (Staff, Applicant). CEQA: Pending.

GP 01-05-02 – District 5

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1.27 General Plan Amendment for property located on the northwest corner of Alum Rock and South Jackson Avenues.

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from General Commercial to Transit Corridor Residential (20+ DU/AC) for property located on the northwest corner of Alum Rock and South Jackson Avenues on a 1 acre site. (Staff, Applicant). CEQA: Pending.

GP 01-05-03 – District 5

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1 CONSENT CALENDAR

1.28 General Plan Amendment change for property located on the northeast corner of Alum Rock and Jose Figueres Avenues.

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from General Commercial to Transit Corridor Residential (20+ DU/AC) for property located on the northeast corner of Alum Rock and Jose Figueres Avenues on a 2.5 acre site. (Staff, Applicant). CEQA: Pending.

GP 01-05-04 – District 5

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1.29 General Plan Amendment change for the area located on the north side of Alum Rock Avenue and both sides of North Sunset Avenue.

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from General Commercial to Transit Corridor Residential (20+ DU/AC) for property located on the north side of Alum Rock Avenue and both sides of North Sunset Avenue on a 7.6 acre site. (Staff, Applicant). CEQA: Pending.

GP 01-05-05 – District 5

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1.30 General Plan Land Use and Text Amendment change for property located on both sides of Sunol Street, between Savaker Street, Home Street, and Highway 280.

The items being considered are located on both sides of Sunol Street, between Savaker Street, Home Street, and Highway 280 on a 15.6 acre site. (Reed and Graham Inc., Owner/Silicon Valley Advisors, Applicant). SNI: Burbank/Del Monte. CEQA: Pending

Recommendation:

- (a) General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from Heavy Industrial to Mixed Use with No Underlying Land Use Designation.

GP 01-06-01 – District 6

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

- (b) General Plan Text Amendment to amend Appendix F: Mixed Use Inventory to describe Mixed Use designation and to modify the Urban Design Policies to allow for maximum building heights of 220 feet for office and 120 feet for residential uses for this property.

GP 01-T-10 – District 6

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1 CONSENT CALENDAR

1.31 General Plan Amendment change for property located on the northeast corner of West San Carlos Street and Willard Avenue.

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from General Commercial to Transit Corridor Residential (20+ DU/AC) for the property located on the northeast corner of West San Carlos Street and Willard Avenue on a 0.6 acre site. (Staff, Applicant). SNI: Burbank/Del Monte. CEQA: Pending.

GP 01-06-09 – District 6

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1.32 General Plan Amendment change for property located on the north side of West San Carlos Street, between Willard and Buena Vista Avenues.

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from Medium Low Density Residential (8 DU/AC) on 2.6 acres and General Commercial on 0.4 acre to Transit Corridor Residential (20+ DU/AC) for the property located on the north side of West San Carlos Street, between Willard and Buena Vista Avenues on a 3.0 acre site. (Staff, Applicant). SNI: Burbank/Del Monte. CEQA: Pending.

GP 01-06-10 – District 6

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1.33 General Plan Text Amendment change for property located on the north side of West San Carlos Street, between Buena Vista and Dana Avenues.

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from General Commercial to Transit Corridor Residential (20+DU/AC) for the property located on the north side of West San Carlos Street, between Buena Vista and Dana Avenues on a 0.9 acre site. (Staff, Applicant). SNI: Burbank/Del Monte. CEQA: Pending.

GP 01-06-11 – District 6

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1 CONSENT CALENDAR

1.34 General Plan Amendment change for property located on the south side of West San Carlos Street, between Meridian Avenue and Page Street.

Recommendation: General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from General Commercial to Transit Corridor Residential (20+ DU/AC) for property located on the south side of West San Carlos Street, between Meridian Avenue and Page Street on a 3.4 acre site. (Staff, Applicant). SNI: Burbank/Del Monte. CEQA: Pending.

GP 01-06-12 – District 6

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1.35 General Plan Land Use and Text Amendment change for property generally bounded by Curtner Avenue, Highway 87, Hillsdale Avenue, Capitol Expressway, and Monterey Road.

The items being considered are located in the area generally bounded by Curtner Avenue, Highway 87, Hillsdale Avenue, Capitol Expressway, and Monterey Road on a 84.5 acre site. (MTA Hillside, LP, et al., Owner/Rob Bettencourt; MTA Properties, Applicant). CEQA: Pending.

Recommendation:

- (a) General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from Heavy Industrial on 27 acres, Combined Industrial/Commercial on 28 acres, Multi-Family Residential (24-40 DU/AC) on 6 acres, Open Space/Trails on 4 acres, Parks/Play Fields on 5 acres, Public/Quasi-Public with a school site overlay on 5.2 acres, Public/Quasi-Public (Civic) on 0.5 acre, Open Space/Trails on 6.3 acres, Commercial on 0.5 acre, Utilities on 2.0 acres, remove Hillcap Avenue extension, and remove Nineteenth Street between I Street and Vista Park Drive (Communications Hill Planned Community) to Industrial Park on 55 acres, Parks/Play Fields on 7 acres, Public/Quasi-Public with a school site overlay on 5 acres, Open Space/Trails on 10.7 acres, Multi-Family Residential (24-40 DU/AC) on 6.3 acres, Civic on 0.5 acre, remove current Hillcap extension and add Old Hillsdale Avenue extension, and realign Pullman Avenue extension between I Street and railroad tracks (Communications Hill Planned Community).

GP 01-07-02 – District 7

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

- (b) General Plan Text Amendment to reflect proposed changes to the Communications Hill Specific Plan.

GP 01-T-23 – District 7

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1 CONSENT CALENDAR

1.36 General Plan Land Use and Text Amendment change for property located on the south side of Quimby Road, approximately 1,700 feet easterly of Ruby Avenue.

The items being considered are located on the south side of Quimby Road, approximately 1,700 feet easterly of Ruby Avenue on a 13.1 acre site. (Eastside Union High School District, Owner/Silicon Valley Advisors, Applicant). CEQA: Pending.

Recommendation:

- (a) General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from Single Family Residential 6,000 square foot lots on 11.7 acres and Public Facilities/Open Space on 1.37 acres (Evergreen Planned Residential Community) to Single Family Residential 3,200 square foot lots on 11.7 acres and Public Facilities/Open Space on 1.37 acres (Evergreen Planned Residential Community).

GP 01-08-04 – District 8

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

- (b) General Plan Text Amendment to reflect proposed changes to the Evergreen Specific Plan.

GP 01-T-24 – District 8

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1.37 General Plan Land Use and Text Amendment change for the area located on the north side of McKean Road.

The items being considered are located on the north side of McKean Road, approximately 1500 feet westerly of Fortini Road on a 41.5 acre site. (City Council, Applicant). CEQA: Pending.

Recommendation:

- (a) General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from South Almaden Valley Urban Reserve to South Almaden Valley Urban Reserve and Public/Quasi-Public.

GP 01-10-02 – District 10

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

- (b) General Plan Text Amendment to reflect proposed changes to the South Almaden Valley Urban Reserve.

GP 01-T-31 – District 10

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1 CONSENT CALENDAR

1.38 General Plan Text Amendment change to modify residential designations.

Recommendation: General Plan Text Amendment to modify the residential densities for Medium High Density Residential to allow for 17 to 30 dwelling units per net acre and High Density Residential to allow 31 to 50 dwelling units per net acre. (Staff, Applicant). CEQA: Pending.

GP 01-T-21 – Citywide

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

1.39 General Plan Text Amendment change for property located in the area generally bounded by the south side of Skyport Drive, North Fourth Street, Highway 880, and North First Street.

Recommendation: General Plan Text Amendment to modify the Rincon South Specific Plan to allow a maximum building height of 90 feet for the area generally bounded by the south side of Skyport Drive, North Fourth Street, Highway 880, and North First Street on a 72.4 acre site. (Staff, Applicant). CEQA: Negative Declaration.

GP 01-T-38 – District 3

Deferred to 2002 General Plan Hearings.

Vote: 10-0-1-0. Absent: Dando.

END OF CONSENT CALENDAR

2 PUBLIC HEARINGS

2.1 PUBLIC HEARING on General Plan Amendment change for property located on the north side of Newhall Street, approximately 1000 feet west of Coleman Avenue.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the Land Use/Transportation Diagram designation from Heavy Industrial to Combined Industrial/Commercial for property located on the north side of Newhall Street, approximately 1000 feet west of Coleman Avenue on a 21 acre site. (Union Pacific, Owner/Berliner Cohen, Applicant). CEQA: Union Pacific Railroad Newhall Site Resolution No. 99-88. Director of Planning, Building and Code Enforcement and Planning Commission recommend No Change to the General Plan (7-0-0).

GP 00-03-01 – District 3

Staff and Planning Commission recommendation for no change to the General Plan was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

2.2 PUBLIC HEARING on General Plan Land Use and Text Amendment change for property located at the southwest corner of North First Street and Metro Drive.

The items being considered are on the southwest corner of North First Street and Metro Drive on a 6.5-acre site. (Airport IV, Owner/Silicon Valley Advisors, Applicant). CEQA: Negative Declaration.

Recommendation:

(a) PUBLIC HEARING on General Plan Amendment request to change the Land Use/Transportation Diagram designation from Industrial Park (Rincon South Planned Community) to Transit Corridor Residential (25-65 DU/AC) on 3.2 acres and Industrial Park with a Hotel on 3.31 acres (Rincon South Planned Community). Director of Planning, Building and Code Enforcement recommend Industrial Park for the entire site with a Hotel Overlay designation on 3.31 acres. Planning Commission recommend General Commercial in combination with Industrial Park on entire site and Hotel Overlay designation on 3.38 acres on the eastern portion of the site (5-2-0).

GP 01-03-01 – District 3

(b) PUBLIC HEARING on General Plan Text Amendment to reflect proposed changes to the Rincon South Specific Plan. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (7-0-0).

GP 01-T-29 – District 3

(Deferred from 8/21/01 GP – Item 2.4)

Neither Staff nor Planning Commission recommendation was tentatively approved. Council tentatively approved the designation of General Commercial in combination with Transit Corridor Residential (25-65 DU/AC).

Vote: 10-0-1-0. Absent: Dando.

2 PUBLIC HEARINGS

2.3 PUBLIC HEARING on General Plan Amendment change for property located at the southeast corner of North First Street and Old Bayshore Highway.

Recommendation: PUBLIC HEARING on General Plan Text Amendment change to modify the Rincon South Specific Plan to allow maximum building heights of 305 feet (San Jose Hyatt Hotel site) for the property located at the southeast corner of North First Street and Old Bayshore Highway on a 16.4-acre site. (Mobedshahi Hotel Group, Applicant/Owner). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement recommend approval of building heights up to 150 feet. Planning Commission recommend approval of building heights up to 250 feet (5-2-0).

GP 01-T-02 – District 3

Neither Staff nor Planning Commission recommendation was tentatively approved. Council tentatively approved building heights up to 305 feet.

Vote: 10-0-1-0. Absent: Dando.

2.4 PUBLIC HEARING on General Plan Amendment change for property located at the southeast corner of North Fourth Street and State Route 101.

Recommendation: PUBLIC HEARING on General Plan Amendment change to modify the Rincon South Specific Plan to allow a maximum building height of 220 feet for the property located at the southeast corner of North Fourth Street and State Route 101 on a 6.7 acre site. (Silicon Valley Advisors, Applicant/Robert Archer, Owner). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement recommend approval of building height up to 120 feet. Planning Commission recommend approval of building height up to 220 feet (4-3-0).

GP 01-T-04 – District 3

Planning Commission recommendation was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

Items 2.5 and 2.6 Heard Together.

The items being considered are for property located on the east side of Race Street, 250 feet north of West San Carlos Street on a 1.3 acre site. (James and Jean Riparbelli, et al., Owner/Silicon Valley Advisors, Applicant). SNI: Burbank/Del Monte. CEQA: Negative Declaration.

2 PUBLIC HEARINGS

2.5 PUBLIC HEARING on General Plan Land Use and Text Amendment change for property located on the east side of Race Street, 250 feet north of West San Carlos Street.

Recommendation:

- (a) PUBLIC HEARING on General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from General Commercial to Transit Corridor Residential (20 + DU/AC). Director of Planning, Building and Code Enforcement and Planning Commission recommend approval of Mixed Use with No Underlying Land Use Designation (Medium High Density Residential (12-25 DU/AC) and/or up to 10,000 square feet of Commercial/Retail) (7-0-0).

GP 01-06-05 – District 6

Staff and Planning Commission recommendation was tentatively approved. Vote: 10-0-1-0. Absent: Dando.

- (b) PUBLIC HEARING on General Plan Text Amendment change to allow maximum building heights of 60 feet. Director of Planning, Building and Code Enforcement and Planning Commission recommend no change to the General Plan (7-0-0).

GP 01-T-14 – District 6

Staff and Planning Commission recommendation was tentatively approved. Vote: 10-0-1-0. Absent: Dando.

2.6 PUBLIC HEARING on General Plan Land Use and Text Amendment change for property located on the south side of Park Avenue, between Grand Avenue and Race Street.

The items being considered are for property located on the south side of Park Avenue, between Grand Avenue and Race Street on a 3.1 acre site. (Race Street Investments, Owner/Silicon Valley Advisors, Applicant). SNI: Burbank/Del Monte. CEQA: Negative Declaration.

Recommendation:

- (a) PUBLIC HEARING on General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from General Commercial to Transit Corridor Residential (20+ DU/AC). Director of Planning, Building and Code Enforcement and Planning Commission recommend approval of Mixed Use with No Underlying Land Use Designation (Medium High Density Residential (12-25 DU/AC) and/or up to 20,000 square feet of Commercial/Retail) (6-1-0).

GP 01-06-06 – District 6

Staff and Planning Commission recommendation was tentatively approved. Vote: 10-0-1-0. Absent: Dando.

2 PUBLIC HEARINGS

2.6 PUBLIC HEARING on General Plan Land Use and Text Amendment change for property located on the south side of Park Avenue, between Grand Avenue and Race Street. (Cont'd.)

Recommendation:

- (b) PUBLIC HEARING on General Plan Text Amendment change to allow maximum building heights of 60 feet. Director of Planning, Building and Code Enforcement and Planning Commission recommend no change to the General Plan (7-0-0).

GP 01-T-15 – District 6

Staff and Planning Commission recommendation was tentatively approved. Vote: 10-0-1-0. Absent: Dando.

2.7 PUBLIC HEARING on General Plan Amendment change for property located in the area bounded by the Union Pacific Railroad tracks and Tully Road.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from Combined Industrial/Commercial to Light Industrial on 2.2 acres and Heavy Industrial on 29 acres for the property located on the east side of Monterey Road, generally bounded by the Union Pacific Railroad tracks and Tully Road on a 31.2 acre site. (City Council, Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement recommends no change to the General Plan. Planning Commission recommends approval of Combined Industrial/Commercial on approximately 17.2 acres; Heavy Industrial on approximately 14 acres (6-1-0).

GP 01-07-04e – District 7

Planning Staff recommendation was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

2.8 PUBLIC HEARING on General Plan Amendment and associated Text Amendment change for property at Wendover Lane, between Yerba Buena Road and Neiman Avenue, north of Woodbury Lane.

The items being considered are for property located at the terminus of Wendover Lane between Yerba Buena Road and Neiman Avenue, northerly of Woodbury Lane on a 33.4 acres site. (Lion Estates, Owner/HMH, Inc., Applicant).

Recommendation:

- (a) PUBLIC HEARING on General Plan Amendment request to change the Land Use/Transportation Diagram designation from Non-Urban Hillside on 24.9 acres and Rural Residential (0.2 DU/AC) on 8.5 acres (Silver Creek Planned Residential Community) to Low Density Residential (5 DU/AC) on 5.6 acres,

This item continued on the next page.

2 PUBLIC HEARINGS

2.8 PUBLIC HEARING on General Plan Amendment and associated Text Amendment change for property at Wendover Lane, between Yerba Buena Road and Neiman Avenue, north of Woodbury Lane. (Cont'd.)

Estate Residential (1 DU/AC) on 13.7 acres and Private Open Space on 14.1 acres (Silver Creek Planned Residential Community). Planning, Building and Code Enforcement recommend approval of Rural Residential (0.2 DU/AC) on 220.8 acres (maximum 4 units), Estate Residential (1 DU/AC) on 5.6 acres and Private Open Space on 7 acres (Silver Creek Planned Residential Community). Planning Commission recommend approval of Rural Residential (0.2 DU/AC) on 20.8 acres (maximum 4 units), Very Low Density Residential (3 DU/AC) on 5.6 acres and Private Open Space on 7 acres (Silver Creek Planned Residential Community) (7-0-0).

GP 01-08-02 – District 8

Neither Staff nor Planning Commission recommendation was tentatively approved. Council tentatively approved 5.6 acres of Very Low Density Residential (3 DU/AC), 15 acres of Rural Residential (0.2 DU/AC), and 8.9 acres of Private Open Space on the ridge areas generally above an elevation of 340 feet.

Vote: 10-0-1-0. Absent: Dando.

- (b) Text Amendment to reflect changes to the Silver Creek Planned Residential Community. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (7-0-0).

GP 01-T-28 – District 8

(Continued from 8/21/01 GP – Item 2.12 and 8/28/01 – Item 2.5)

Neither Staff nor Planning Commission recommendation was tentatively approved. Council tentatively approved 5.6 acres of Very Low Density Residential (3 DU/AC), 15 acres of Rural Residential (0.2 DU/AC), and 8.9 acres of Private Open Space on the ridge areas generally above an elevation of 340 feet.

Vote: 10-0-1-0. Absent: Dando.

2 PUBLIC HEARINGS

2.9 PUBLIC HEARING on General Plan Amendment change for property located on the southeasterly corner of Russo Drive and Cherryview Lane.

Recommendation: PUBLIC HEARING on General Plan Amendment request to change the General Plan Land Use/Transportation Diagram designation from General Commercial to High Density Residential (25-50 DU/AC) for property located on the southeasterly corner of Russo Drive and Cherryview Lane on a 4.2 acre site. (John Giacomazzi, Owner/Applicant). CEQA: Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval of Medium High Density Residential (12-25 DU/AC) (6-1-0).

GP 01-09-01 – District 9

(Continued from 8/21/01 GP – Item 2.14 and 8/28/01 GP – Item 2.7)

Staff and Planning Commission recommendation was tentatively approved.

Vote: 10-0-1-0. Absent: Dando.

- **Open Forum**
Jonathan Keim spoke against the renaming of San José International Airport.

- **Adjournment**
The Public Hearings on the 2001 Annual Review of the General Plan was adjourned at 8:35 p.m. to reconvene on November 20, 2001 at 7:00 p.m. in Council Chambers, City Hall.