



Department of Planning, Building and Code Enforcement
200 East Santa Clara Street
San José, California 95113-1905

Hearing Date/Agenda Number:
P.C. 11/08/06 Item: 7b.1

File Number:
GPT05-08-01

Council District and SNI Area:
5, 7, 8 / West Evergreen, East Valley/680
Communities, K.O.N.A

Major Thoroughfares Map Number:
N/A

Assessor's Parcel Number(s):
N/A

Project Manager:
John W. Baty

GENERAL PLAN REPORT

2006 Fall Hearing

TEXT REFERENCE:

Chapter V. Land Use/Transportation Diagram; pages 143, 144, 164, 173
Appendix E. Major Collector Streets; pages E-1 to E-6

PROJECT DESCRIPTION:

Amend text in Chapter V. Land Use/Transportation Diagram in the following sections: Special Strategy Areas, Evergreen Development Policy, Edenvale Area Development Policy, Silver Creek Planned Residential Community-Provision of Public Services, Evergreen Planned Residential Community-Relationship to Evergreen Development Policy

Amend Appendix E. Major Collector Streets to downgrade the following streets from 4-lane Major Collector Streets to 2-lane Major Collector Streets: Delta Road; Murillo Avenue (from Tully Road to Aborn Road); Nieman Boulevard, Quimby Road (east of White Road); Ruby Avenue (between Kohler Avenue and Aborn Road, and between Fowler Road and Delta Road); and Yerba Buena Road (from Old Yerba Buena Road to Aborn Road).

LOCATION: Various

ACREAGE: N/A

APPLICANT:

Yerba Buena OPCO

ENVIRONMENTAL REVIEW STATUS:

Evergreen East Hills Vision Strategy Environmental Impact Report pending certification on November 8, 2006.

PLANNING STAFF RECOMMENDATION:

Adopt the proposed text amendment.

Approved by:

Date:

Stanley Kater
Nov. 2, 2006

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- None received.

GENERAL CORRESPONDENCE:

- See attachments to the Evergreen Development Policy Staff Report of general correspondence letters.

ANALYSIS AND RECOMMENDATIONS:**RECOMMENDATION**

Planning staff recommends the Planning Commission forward to the City Council the following recommendation:

- Amend the General Plan Land Use/Transportation Diagram with the proposed text changes.

Should the Planning Commission not support the proposed Evergreen Development Policy update and prefer that these development opportunities be considered as part of the upcoming General Plan update, the Planning Commission should forward a recommendation of no change to the General Plan.

BACKGROUND

This is a privately initiated text amendment to address changes proposed through the Evergreen•East Hills Vision Strategy (EEHVS) process including a proposed update to the Evergreen Development Policy (EDP) and proposed General Plan amendments (file nos. GP05-08-01A through F).

ANALYSIS**Text Revisions**

Various text revisions are required to ensure consistency between the General Plan and proposed Evergreen Development Policy update. These include a description of the EEHVS process and revisions to capture the major features of the proposed EDP update.

In light of the proposed conversion of employment lands within the Evergreen Campus Industrial area, staff proposes to include text in the Edenvale Area Development Policy section of the General Plan acknowledging the importance of retaining jobs within the Edenvale Area Development Policy boundaries.

Amend Appendix E – Major Collector Streets

A Major Collector street is a facility that serves internal traffic movements within an area and connects this area with the major arterial system. The standard right-of-way for Major Collector streets is 60 to 90 feet, which can accommodate two or four lane streets. An Arterial street is a facility that accommodates major movements of traffic not served by expressways or freeways. There are two potential right-of-way widths for Arterial streets, Minor - 80 to 106 feet and Major - 115 to 130 feet. The number of lanes for an Arterial street depends on the function of the arterial, its location and the volume of traffic it is expected to handle. Appendix E of the General Plan specifies the maximum number of lanes for each Major Collector street and identifies the Arterial streets that are planned to have only two lanes. The purpose of Appendix E is to provide the community with the knowledge and understanding of the City's long-range plan for the ultimate width of Major Collector and Arterial streets.

The proposed changes to Appendix E stem from the Major Roadway Audit conducted by the Department of Transportation (DOT). Under the current General Plan Land Use/Transportation Diagram, several major roadways in the City of San Jose have yet to be constructed to their ultimate planned width. Based upon current traffic projections, the City has determined that four lanes on certain segments are not needed to accommodate future demand. Therefore, the following street segments are proposed to change from the planned four lane streets to two lane streets:

- Delta Road
- Murillo Avenue from Tully Road to Aborn Road
- Nieman Boulevard
- Quimby Road east of White Road
- Ruby Avenue between Kohler Avenue and Aborn Road
- Ruby Avenue between Fowler Road and Delta Road
- Yerba Buena Road from Old Yerba Buena Road to Aborn Road

The proposed changes to Appendix E of the General Plan would not result in any physical changes to the streets themselves, to existing traffic patterns or adjacent land uses.

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)**

As described in the public outreach section of the EDP staff report this project goes beyond the requirements of Council Policy 6-30: Public Outreach for Pending Land Use and Development Proposals.

COORDINATION

As part of the EEHVS, Planning staff works closely with representatives of the many City Departments and Offices, including, but not limited to the Public Works, Transportation, Finance, Library and Park, Recreation & Neighborhood Services departments, along with the City Attorney's Office. The preparation of this report was coordinated with the City Attorney's Office.

CEQA

An Environmental Impact Report (EIR), entitled *Evergreen •East Hills Vision Strategy Project*, was prepared for the proposed Evergreen •East Hills Vision Strategy and provides both program level and project level environmental review appropriate to address and evaluate the environmental impacts of the project appropriate for the adoption of the proposed General Plan amendments, modification of the Evergreen Development Policy, funding agreement, and subsequent Planned Development (PD) rezonings. The Draft EIR was circulated for public review and comment from February 3, 2006 to March 20, 2006.

Staff Recommended Text Amendments

Amend Chapter V. Land Use/Transportation Diagram; Special Strategy Areas

1. Page 143

Evergreen•East Hills Vision Strategy

In 2003, rather than pursue General Plan changes and Evergreen Development Policy modifications in a piecemeal fashion, several Evergreen area property owners/developers agreed to participate and fund a comprehensive community-based land use and transportation planning effort. The property owners/developers also offered to fund transportation improvements (including upgrades to Highway 101) and community amenities in addition to the typical requirements of development (such as fees, taxes, environmental mitigations, etc.). The property owners/developers represent four sites (opportunity sites) known as: Arcadia, Pleasant Hills Golf Course, Campus Industrial and Evergreen Valley College. This comprehensive planning effort was originally called the Evergreen Visioning Project/Smart Growth Strategy.

The planning process began in August 2003 with the formation of a task force composed of neighborhood association leaders, Strong Neighborhood Initiative Neighborhood Advisory Committee representatives, Knight Evergreen-Eastridge Charrette participants, business and professional representatives, school board members and administrators, and other stakeholders. This task force adopted a set of Guiding Principles to help create a community-based plan that would facilitate the introduction of “smart growth” and sustainable development in a suburban area that grew up around the automobile. The Guiding Principles specifically sought to create parks and recreation amenities; foster walking, bicycling and transit use; encourage the protection of natural resources; ensure a mix of businesses and services to support the local community; and facilitate affordable housing. The Guiding Principles were used to identify a balance between new development (residential and non-residential development in infill locations) and the construction of transportation investments and community amenities. This unique balancing act is intended to improve the overall quality of life in and around Evergreen.

In June 2005 the City Council reconfigured the original task force to have broader community representation and the process became known as the Evergreen•East Hills Vision Strategy (EEHVS). At that time the Council also adopted ten Vision and Expected Outcome statements to guide the planning effort. The Guiding Principles crafted by the original Task Force are incorporated by reference into the Vision and Expected Outcomes.

The major component of the EEHVS includes a comprehensive update of the Evergreen Development Policy (EDP) to allow new development in the area within the City’s Urban Growth Boundary generally south of Story Road and east of Highway 101. The EDP also contains design guidelines to provide additional policy direction to achieve the Guiding Principles and Council Vision and Expected Outcomes. Other components include General Plan Land Use/Transportation Diagram amendments to secure development potential on the four opportunity sites, and a Funding Agreement to ensure construction of the transportation and community amenity improvements.

The EEHVS process, from August 2005 to December 2006, involved extensive community outreach through staff participation in numerous open meetings, including Task Force meetings, neighborhood meetings, general community meetings, and other forums. The Evergreen Visioning Project/Smart Growth Strategy process, which preceded the EEHVS process, involved a similar level of community outreach between August 2003 and June 2005.

Amend Chapter V. Land Use/Transportation Diagram; Special Strategy Areas; Area Development Policies; **Evergreen Development Policy** as follows:

2. Page 144. ~~The Evergreen Development Policy (EDP) was originally adopted in 1976 to address the issues of flood protection and traffic capacity in Evergreen. The policy applies to all property in the area located south of Story Road and west of the Bayshore Freeway (State Route 101). This policy was based upon City analyses done in 1974 and 1975 which concluded that transportation and flood protection deficiencies constituted substantial constraints to development in Evergreen. The policy ensures that the total number of existing dwelling units, plus those which have zoning, tentative map, or site development approval would be regulated to maintain an average Level of Service "D" capacity for the screenline intersections. The revisions to this policy in 1995 provide the policy framework for the buildout of Evergreen. The policy specifies a residential development potential for the policy area and identifies the required transportation system improvements to support this buildout.~~

The boundaries of the *Evergreen Development Policy* (EDP) are defined as the land within San Jose's Urban Service Area Boundary, south of Story Road, east of U.S. Highway 101, and north of the intersection of U.S. Highway 101 and Hellyer Avenue.

The original EDP was adopted in August 1976 to address the issues of flood protection and traffic capacity in the Evergreen area. The EDP was based on City analyses, which concluded that transportation and flood protection deficiencies constituted substantial constraints to development in Evergreen. The 1976 EDP established the policy framework for dealing with the planned development of Evergreen as identified by the General Plan at that time, and identified specific programs for correcting the service deficiencies. Since the adoption of the EDP, growth in the Evergreen area has been limited by the availability of urban services, particularly the capacity of the transportation and flood control systems. In particular, the goal of the EDP was to limit the construction of new residential units so that a traffic Level of Service "D" would be maintained at key boundary (screenline) intersections.

Under the original EDP, the screenline intersections reached their maximum traffic capacity in 1989, effectively preventing additional residential development. At that point, however, there was potential for the construction of almost four thousand new units based on existing General Plan land use designations. Of these potential units, 2,996 were within a sub-area of the EDP, the *Evergreen Planned Residential Community* (EPRC).

In 1990, the City Council initiated the *Evergreen Specific Plan* (ESP) for the EPRC to create a unique suburban area with a mix of lot sizes, housing types, some retail, parks, schools, and other amenities. The ESP was the catalyst to revise the EDP, and through that effort, the City was able to identify additional traffic mitigation to support the construction of the new units. Traffic analysis performed in conjunction with the preparation of the *Evergreen Specific Plan* (ESP) quantified the amount of traffic capacity required to allow full development of the remaining

vacant lands in Evergreen, and identified potential street improvements which could provide the required capacity. In 1991, the City Council approved the ESP and revised the *Evergreen Development Policy* to be consistent with the Evergreen Specific Plan.

The *Evergreen Development Policy* was again revised in 1995 to provide the policy framework for the additional future development of Evergreen based on the General Plan at that time. The goal of maintaining the basic traffic LOS “D” and hundred-year flood projection standards of the original 1976 and 1991 Revised EDP was preserved as prerequisites to project approvals. The 1995 Revised EDP identified the remaining watershed and street system improvements required to allow 4,759 dwelling units to proceed.

A minor modification was made to the EDP in August 1998 to refine the traffic analysis methodology in order to facilitate small-scale, non-residential development. Following this modification, traffic analysis methodology was no longer based upon screenlines intersections, but based upon measurement at all affected intersections.

In 2006, the EDP was updated to replace the previous EDP and provide a comprehensive policy framework for new development within the EDP area. The 2006 EDP update was developed through the community-based process called the Evergreen•East Hills Vision Strategy. In exchange for exceeding LOS standards at various EDP area intersections the Policy allows for development of up to <blank> dwelling units, up to <blank> square feet of commercial/office and up to <blank> non-residential trips within the EDP area while balancing the community’s need for transportation investments and amenities. The Policy provides a mechanism to fund transportation system improvements and desired neighborhood through private development beyond the City’s typical requirements for such improvements.

Amend Chapter V. Land Use/Transportation Diagram; Special Strategy Areas; Area Development Policies; **Edenvale Area Development Policy** as follows:

3. Page 144, after first paragraph. Recognizing the limited employment lands available in the southeast part of the City, protecting these lands is critical to furthering the Economic Development Major Strategy. The conversion of the Evergreen Campus Industrial employment lands, as part of the Evergreen•East Hills Vision Strategy, further reinforces the importance of retaining the employment lands located within the Edenvale Area Development Policy boundaries.

Amend Chapter V. Land Use/Transportation Diagram; Planned Residential Community / Planned Community; Silver Creek Planned Residential Community; **Provision of Public Services** as follows:

4. Page 164, paragraph 5. The Evergreen Development Policy (EDP) is a separate policy document adopted by the City Council originally to address traffic congestion and flooding problems in the Evergreen area including the Silver Creek Planned Residential Community. The EDP was revised as part of the Evergreen Specific Plan (ESP) process, which identified off site transportation improvements that needed to occur to allow additional development within the EDP area. The EDP was updated again through the Evergreen•East Hills Vision Strategy process to allow additional development to occur in balance with transportation investments and community amenities. The EDP was revised as a part of the process that created the Evergreen Specific Plan (ESP) described in the section. The focus of the revision was the identification of appropriate traffic mitigation measures to implement the land use plan of the ESP and to allow other existing vacant residential land in the area to develop. The off site improvements required for new

~~development were identified through a reevaluation and revision of the EDP. The revised EDP identifies two major off-site transportation improvements which must occur to allow full development of the area: 1) a five mile segment of Capitol Expressway which must be widened to eight lanes (including two HOV lanes) or the equivalent; and, 2) an additional on-ramp and lane from Capitol Expressway to Highway 101. The nature of these improvements is described in, and will be implemented through, the EDP.~~

Amend Chapter V. Land Use/Transportation Diagram; Planned Residential Community / Planned Community; Evergreen Planned Residential Community; **Relationship to Evergreen Development Policy** as follows:

5. Page 173. The Evergreen Development Policy is a separate policy document adopted by the City Council originally to address traffic congestion and flooding problems in the Evergreen area. The Evergreen Planned Residential Community (EPRC) is located within the much larger EDP area. The EDP was revised in 1991 as a part of the process that created the Evergreen Specific Plan (ESP). The focus of ~~the~~ that revision was the identification of appropriate traffic mitigation measures to implement the land use plan of the ESP. The Evergreen Specific Plan document identifies the on-site and off-site street improvements that were necessary to implement development in the Evergreen Planned Residential Community. The off-site improvements required to serve the EPRC, as well the remaining undeveloped lands in the Evergreen Development Policy area, were identified through a 1991 reevaluation and revision of the EDP. The 1991 revised EDP identified two major off-site transportation improvements which must were required to occur before the EPRC ~~can be~~ was fully developed: 1) a five mile segment of Capitol Expressway which must be was widened to eight lanes (including two HOV lanes) ~~or the equivalent~~; and, 2) an additional on-ramp and lane from Capitol Expressway to Highway 101. The nature of these improvements is described in, and ~~will be~~ was implemented through, the 1991 revised EDP. The 1991 revised Evergreen Development Policy also ~~identifies~~ identified the flood control improvements that ~~will be~~ were necessary to develop the Evergreen Planned Residential Community. These improvements focused on the three creeks contained in the EPRC. Evergreen Creek is already improved, and the ESP ~~provides~~ provided for the improvement of both Quimby and Fowler Creeks. ~~Improvements to Quimby and Fowler Creeks will maintain the existing riparian areas in an undisturbed state. The lower reaches of both creek channels will be improved by creating channels where none currently exist and by planting substantial vegetation. Both creeks will carry water to two retention basins designed as lake amenities for the EPRC. These improvements will be supplemented by parallel underground drainage systems which will be used to carry any water above normal runoff and prevent flooding.~~

Staff Recommended Text Amendments

Amend Appendix E, Major Collector Streets, page E-3 through E-7

Street Name	Number of Travel Lanes Planned for Year 2020
Delta Rd.	Four Lanes Two Lanes
Murillo Av.	Four Lanes Two Lanes from Tully Road to Aborn Road
Nieman Boulevard	Four Lanes Two Lanes
Quimby Road	Four Lanes Two Lanes east of White Road
Ruby Avenue	Two Lanes between Kohler Avenue and Aborn Road and between Fowler Road and Delta Road
Yerba Buena Road	Four Lanes Two Lanes from Old Yerba Buena Road to Aborn Road



Department of Planning, Building and Code Enforcement
200 E. Santa Clara Street
San José, California 95113-1905

Hearing Date/Agenda Number:
P.C. 11/08/06 Item: 7b2

File Number:
GP05-08-01A

Council District and SNI Area:
8 / West Evergreen

Major Thoroughfares Map Number:
84, 85

Assessor's Parcel Number(s):
670-20-071; 670-24-013, -045;
670-25-027; 670-29-002, -017, -
020

Project Manager: John W. Baty

GENERAL PLAN REPORT

2006 Fall Hearing

PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use/Transportation Diagram designation from Public/Quasi-Public, Medium Low Density Residential (8.0 DU/AC), Office, Industrial Park and Public Park and Open Space with Mixed Use Overlay to Mixed Use with no Underlying Land Use Designation

LOCATION: South side of Quimby Road, 1000-feet westerly of Capitol Expy

ACREAGE: 81

APPLICANT/OWNER:

Arcadia Homes, Inc.

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Public/Quasi-Public, Medium Low Density Residential (8.0 DU/AC), Office, Industrial Park, Public Park and Open Space

Proposed Designation: Mixed Use with No Underlying Land Use Designation

EXISTING ZONING DISTRICT(S): R-1-8 Residence, CO – Commercial Office

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Commercial (Eastridge Mall) / Regional Commercial

South: Public Park (Meadowfair), School (LeyVa Middle School) and Mobile Home Park / Public Park and Open Space, Public/Quasi-Public and Medium Low Density Residential (8.0 DU/AC)

East: Industrial / Industrial Park

West: Single-family Detached Residential / Medium-Low Density Residential

ENVIRONMENTAL REVIEW STATUS:

Evergreen East Hills Vision Strategy Environmental Impact Report pending certification on November 8, 2006.

PLANNING STAFF RECOMMENDATION:

Mixed Use with No Underlying Land Use Designation

Amend Appendix F – Mixed Use Inventory

Medium Low Density Residential (8.0 DU/AC) and Transit Corridor Residential (20+ DU/AC) for up to 1,875 dwelling units; General Commercial, 150,000 to 300,000 square feet; Public Park and Open Space, 12 acres, plus 2 acres if community center not combined with school; Public/Quasi Public approximately 10 acres or more for a new elementary school and community center, assuming joint agreement

Approved by:

Date:

Stanley Kott
Nov. 2, 2006

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

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GENERAL CORRESPONDENCE:

See attachments to the Evergreen Development Policy Staff Report for general correspondence.

ANALYSIS AND RECOMMENDATIONS:**RECOMMENDATION**

Planning staff recommends the Planning Commission forward to the City Council the following recommendation:

Amend the General Plan Land Use/Transportation Diagram on the Arcadia site as follows:

- Mixed Use with No Underlying Land Use Designation, incorporating the following: Medium Low Density Residential (8.0 DU/AC) and Transit Corridor Residential (20+ DU/AC) for 1,500 to 1,875 dwelling units; General Commercial, 150,000 to 300,000 square feet; Public Park and Open Space, 12 acres plus up to 2 acres if the community center is not combined with school; Public/Quasi-Public, approximately 10 acres or more for an elementary school and community center, assuming joint agreement.

Should the Planning Commission not support the proposed Evergreen Development Policy update and prefer that these development opportunities be considered as part of the upcoming General Plan update, then the Planning Commission should forward to the City Council a recommendation of no change to the General Plan.

PROJECT DESCRIPTION

The proposed General Plan Amendment being considered for this site (also referred to as the Arcadia Site) is part of the larger Evergreen•East Hills Vision Strategy (EEHVS) project. The EEHVS project includes a proposed update to the Evergreen Development Policy (EDP), proposed General Plan Land Use/Transportation Diagram changes on four sites, Arcadia: subject amendment, and three other sites (Pleasant Hills Golf Course: GP05-08-01B; Campus Industrial: GP05-08-01C, D and E; and Evergreen Valley College: GP05-08-01F), and proposed General Plan Text Amendments. Individual staff reports

for each amendment have been prepared, which include additional project descriptions, background information and analysis.

General Plan Amendment (GP05-08-01A)

This report analyzes the General Plan amendment proposing conversion of the 81-acre Arcadia site designated Public/Quasi-Public, Medium Low Density Residential (8.0 DU/AC), Office, Industrial Park and Public Park and Open Space.

The EEHVS Task Force process resulted in the following alternative proposals for a specific mix of uses and ranges of development intensity.

Developer Proposal

- Medium High Density Residential (12-25 DU/AC) and Transit Corridor Residential (20+ DU/AC) for up to 1,875 dwelling units
- General Commercial, up to 150,000 square feet
- Public Park and Open Space, 12 to 18 acres

Task Force Alternative Proposal

- Medium High Density Residential (12-25 DU/AC) and Transit Corridor Residential (20+ DU/AC) for up to 1,800 dwelling units
- General Commercial, up to 100,000 square feet
- Public Park and Open Space, 14 acres
- Public/Quasi Public for a new elementary school and community center

Staff Recommendation

- Transit Corridor Residential (20+ DU/AC) and Medium Low Density Residential (8.0 DU/AC) for up to 1,875 dwelling units
- General Commercial, 150,000 to 300,000 square feet
- Public Park and Open Space, 12 acres plus 2 acres if community center not combined with school
- Public/Quasi-Public, approximately 10 acres or more for a new elementary school and community center, assuming joint agreement

Both alternative proposals and staff's recommendation would apply the Mixed Use with No Underlying Land Use Designation to the site as a vehicle for allowing the parameters of development to be clearly defined while allowing a certain degree of flexibility in how the development is ultimately implemented. This designation would be applied to whatever final mix of uses is approved by the City Council. When the Mixed Use with No Underlying Land Use Designation is proposed, a description of the proposed types of uses and intensity ranges to be allowed on the site is included in a General Plan text amendment for inclusion in the Mixed Use Inventory, Appendix F of the General Plan.

Planned Development Rezoning

A corresponding Planned Development Rezoning application (File No. PDC05-050) has been filed concurrently, which would implement the developer's proposal for the General Plan Amendment. The applicant's proposed General Plan Amendment and Planned Development zoning would allow development of up to 1,875 single-family attached and multi-family attached residences, up to 150,000 square feet of commercial/office and up to 18 acres of public open space. The approximate net density would fall in the range of 25 to 50 dwelling units per acre. The pending Planned Development Rezoning application is not being considered at this time and is anticipated to be heard by the Planning Commission and City Council in Spring 2007.

BACKGROUND

Evergreen•East Hills Vision Strategy

The subject site is located within the Evergreen Development Policy area. The Evergreen Development Policy (i.e., traffic policy) is currently being proposed to be updated to allow additional development beyond what is currently allowed under existing policy. The policy must be revised in order to allow this General Plan Amendment and Text Amendment to move forward.

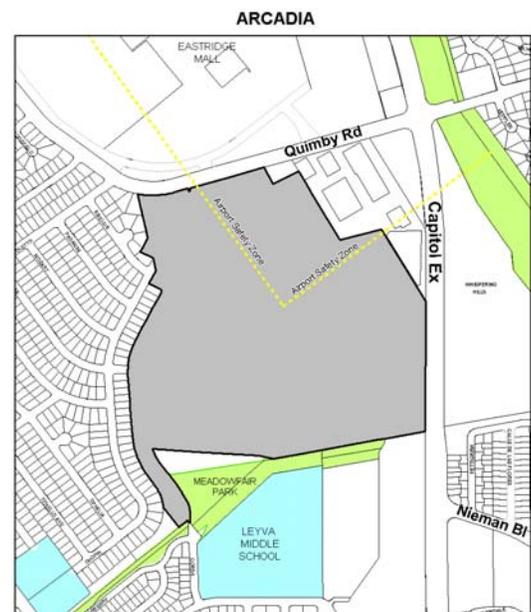
The purpose of the Evergreen•East Hills Vision Strategy (EEHVS) planning effort is to guide infill development in the Evergreen and East Hills area to create housing in balance with transportation improvements and community amenities, with the overall goal of enhancing quality of life in the area. Inherent in this complex balance of new development and improvements are a series of policy trade-offs such as residential densities, industrial conversion and affordable housing.

As mentioned above, this proposed General Plan Amendment is being considered as part of the overall EEHVS project, which includes proposed General Plan Amendments on three other sites and a package of transportation improvements and community amenities. For more background on the EEHVS project, including discussion related to the delicate balance between proposed development and the ability to fund required transportation improvements and community amenities, see the Evergreen Development Policy staff report.

Site and Surrounding Uses

The subject site is currently vacant and lies south of the Eastridge Mall. The site has frontage along both Quimby Road and Capitol Expressway. The General Plan designates Quimby Road as an Arterial and Capitol Expressway as a Transit-Oriented Development Corridor. The site is also located approximately 2,600 feet south of Reid-Hillview Airport.

The existing land uses surrounding the site include: Eastridge Mall across Quimby Road to the north, Meadowfair Park, LeyVa Middle School and a mobilehome park to the south; Industrial Park uses to the east; and single-family detached residential to the west. The site is located within a Redevelopment Project Area of the City and within the West Evergreen Strong Neighborhood Initiative area. Additionally, an approximately 12-acre portion of the site is located within the airport approach zone for the Reid-Hillview Airport.



The existing Mixed Use Overlay designation on the subject site allows for development that is consistent with the current underlying base designations of Medium Low Density Residential (8 DU/AC) on 34 acres, Office on 10 acres, Public/Quasi-Public on 12 acres, Industrial Park on 23 acres, and Public Park/Open Space on 2 acres. Descriptions of these designations are provided below:

- Public/Quasi Public. Intended primarily for public uses such as schools, colleges, libraries, fire stations and governmental offices. Public/Quasi Public lands may also be used by some private entities, including public utilities and churches.
- Medium Low Density Residential (8.0 DU/AC) designation is typified by single-family detached residential development on 6,000 square foot lots. Smaller detached patio homes and single-family attached residences are also appropriate in this category.
- Office, which allows business and professional offices. Retail and other commercial uses may be allowed only as secondary uses in a larger office development. Typically the type of development allowed in this category is of low intensity in order to be compatible with surrounding uses.
- Industrial Park allows for a wide variety of industrial users such as research and development, manufacturing, assembly, testing and offices. Any functional or operational characteristics of a hazardous or nuisance nature must be mitigated through design controls.
- Public Park and Open Space is applied to lands that are publicly owned and devoted, for the most part, to open space uses such as City parks.

ANALYSIS

The Analysis section of the staff report addresses the following: 1) a comparison of the key distinctions between the alternate proposals and Staff Recommendation, and 2) the key policy issues raised by the proposed change of the General Plan from the existing Public/Quasi-Public, Medium Low Density Residential (8.0 DU/AC), Office, Industrial Park, and Public Park and Open Space designations to a range of residential, commercial, and public/quasi-public uses, as described in the alternate proposals from the Developer Group, the Task Force and the Staff Recommendation.

Comparison of Alternate Proposals and Staff Recommendation

Land Use Category	Developer Proposal	Task Force Proposal	Staff Recommendation
Residential Designations	MHDR (12-25) on 14 acres TCR (20+) on 35 acres	MHDR (12-25) on 40 acres TCR (20+) on 15 acres	MLDR (8 DU/AC) on 6 acres TCR (20+ DU/AC) on 33 acres
Commercial/office	150,000 sf	100,000 sf	150,000 to 300,000 sf
Public/Quasi-Public	0 acres	10 acres for school and community ctr.	10+ acres for school and community ctr. assuming joint agreement

The key distinction between the proposals is the amount of planned commercial/office square footage and the amount of proposed Public/Quasi-Public.

The commercial/office space proposals include 100,000 square feet (Task Force), 150,000 square feet (developers) to between 150,000 and 300,000 square feet (staff's recommendation). As described below, staff analysis has concluded there is sufficient demand to support 300,000 square feet of

commercial/office use. The Task Force proposal for 100,000 square feet of commercial/office is primarily based on neighborhood concerns with increased traffic.

The variations in proposed Public/Quasi-Public result from the lack of inclusion in the developer's proposal of land reserved for a future school, whereas the Task Force proposal and staff recommendation ensure that land is specifically reserved for a future public school.

The two alternative proposals and staff's recommendation are very close in terms of number of dwelling units. The distinction is in the residential designations. The alternative proposals and staff's recommendation are proposing lower densities on the western portion of the site to address compatibility concerns with the adjacent single-family neighborhood. The different residential densities suggest a range of possible product types from single-family detached (staff's recommendation) to townhouse units (alternative proposals).

Each proposal sets aside approximately 12 acres of Public Park and Open Space reflecting the Reid-Hillview Airport Safety Zone requirements of the Santa Clara County Airport Land Use Commission.

The Task Force alternative proposal and staff's recommendation address the community desire and Evergreen Elementary School District's identified need for a new K-6 elementary school. The Task Force alternative recommendation also identifies the need to ensure that a new community/youth center/gym, consistent with the West Evergreen SNI Improvement Plan, is constructed adjacent to the existing Meadow Fair Park.

Key Policy Issues

Consistency with the *San Jose 2020 General Plan Major Strategies, Goals and Policies*

The *San Jose 2020 General Plan Major Strategies, Goals and Policies* provide the "vision" for San José, particularly related to its future growth and development.

Economic Development Major Strategy, Goals and Policies. The proposed amendment to convert the vacant Arcadia site to Mixed Use with No Underlying Land Use Designation is consistent with the Economic Development Major Strategy, Goals and Policies.

The City's economic development strategy strives to make San Jose a more "balanced community" by encouraging more commercial and industrial growth to balance existing residential development, by creating an equitable distribution of job centers and residential areas, and by controlling the timing of development.

Economic Development Policy No. 1 seeks to reduce the City's jobs/housing imbalance. San Jose continues to be a housing rich community, providing and producing much of the housing growth in the County. While the City continues its efforts to facilitate housing for all segments of the population, it must also be able to foster economic development that helps generate employment opportunities for its residents. The proposed creation of up to 300,000 square feet of commercial/retail space would result in the creation of commercial and office jobs in balance with the development of a substantial amount of new housing.

Staff's recommendation for between 150,000 and 300,000 square feet of commercial/office on Arcadia is consistent with a City commissioned study that indicated strong demand for up to 300,000 square feet of specific types of retail that are currently lacking in the area, such as small shops, restaurants and

upscale grocery (e.g., Trader Joe's, etc.). Staff believes that maximizing retail opportunities on this central site, close to transit and future Light Rail would capture/internalize vehicle trips that otherwise would leave the area for other shopping centers and add congestion to the local roadways/gateways.

Growth Management and Greenline/Urban Growth Boundary Major Strategies. The proposed amendment is consistent with the City's growth management and Greenline/Urban Growth Boundary major strategies in that the subject site is within the Urban Growth Boundary and Urban Service Area. The proposed mix of jobs and housing would add new development to an area with existing and planned infrastructure.

Housing Major Strategy and Residential Goals and Policies. The proposed amendment is consistent with the Housing Major Strategy in that it would provide additional opportunities for housing development within the City's Urban Service Area and the density range of the proposed amendment would likely result in a variety of housing types that are currently lacking in the Evergreen area. The City's housing policies encourage a variety and mix of housing types to provide adequate choices for housing to persons of all income levels. Because the site is located within a Redevelopment Area a minimum of 20% of the proposed units are required to be affordable. The addition of affordable housing to the Evergreen area would help to address the City's goal of making affordable housing opportunities available throughout the City.

As stated above, the subject site is located along the Capitol Expressway Transit Oriented Development Corridor and the planned Capitol Corridor light rail extension. The proposed amendment is consistent with the Residential Goals and Policies that encourage development of high-density residential and supportive mixed use along Transit Oriented Development Corridors.

Sustainable City Major Strategy and Balanced Community Policies. The Sustainable City Strategy is a statement of the City's commitment to becoming an environmentally and economically sustainable city. Balanced Community Policy No. 1 states that the City should foster development patterns which will achieve a whole and complete community in San Jose, particularly with respect to improving the balance between jobs and economic development on the one hand, and housing resources and a resident work force on the other. The proposed amendment would be consistent with the Sustainable City strategy Balanced Community policies in that jobs would be created and the proposed housing would be of a variety that is currently lacking in the Evergreen area. The site is also located in close proximity to the Eastridge Mall transit center and along the Capitol Expressway light rail corridor.

Consistency with the Framework Criteria

The *Framework, as a Guideline, for Evaluating Proposed Conversions of Employment Lands to Other Uses (Framework)*, divides the City's inventory of industrial areas into three categories: 1) subareas to promote or facilitate conversion; 2) subareas to consider for conversion under certain circumstances; and 3) subareas to preserve for Driving and Business Support industries.

The Industrial Park designated land on Arcadia falls under the second category, to be considered for conversion only in certain circumstances. In this category of the *Framework*, the City Council added that in the, "Evergreen Industrial Area: Consider uses only if recommended through the Evergreen Smart Growth Strategy process". The Evergreen Smart Growth Strategy process was renamed the Evergreen•East Hills Vision Strategy (EEHVS) with the formation of a community-based Task Force in June 2005.

The EEHVS Task Force process discussions related to industrial retention focused on the Campus Industrial site. No proposals were brought forward that specifically identified retention of the Industrial Park designation on the Arcadia site.

Consistency with the City Council's *Vision and Expected Outcomes*

On June 21, 2005 the City Council adopted ten Vision and Expected Outcomes for the Evergreen•East Hills Vision Strategy (EEHVS) process. The Vision and Expected Outcomes apply to the overall EEHVS project including the proposed General Plan Amendments and updated Evergreen Development Policy (EDP). The updated EDP is the policy vehicle for ensuring overall consistency with the Vision and Expected Outcomes. Detailed analysis regarding consistency with the Vision and Expected Outcomes is discussed in the staff report for the EDP.

Consistency with the Santa Clara County Airport Land Use Commission's Land Use Plan for Areas Surrounding Santa Clara County Airports

As mentioned above, the site is located approximately 2,600 feet south of Reid-Hillview Airport. An approximately 12-acre area in the northeast part of the site is located within a designated airport safety zone. According to the Land Use Plan for Areas Surrounding Santa Clara County Airports, uses allowed within this safety zone are non-residential uses with low population density (maximum 10 persons per acre on an annual average, with a maximum of 25 persons per acre at any one time).

In each of the alternatives the 12-acre portion of the site within the safety zone is proposed to be designated Public Park and Open Space. At the meeting held on, November 16, 2005, the Airport Land Use Commission determined that development of the site would be consistent with its adopted Land Use Plan.

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)**

As described in the public outreach section of the EDP staff report this project has conducted public outreach and community involvement that extends beyond the requirements of Council Policy 6-30: Public Outreach for Pending Land Use and Development Proposals.

COORDINATION

As part of the EEHVS, Planning staff works closely with representatives of the many City Departments and Offices, including, but not limited to the Public Works, Transportation, Finance, Library and Park, Recreation & Neighborhood Services departments, along with the City Attorney's Office. The preparation of this report was coordinated with the City Attorney's Office.

CEQA

An Environmental Impact Report (EIR), entitled *Evergreen East Hills Vision Strategy Project*, was prepared for the proposed Evergreen East Hills Vision Strategy and provides both program level and project level environmental review appropriate to address and evaluate the environmental impacts of the project appropriate for the adoption of the proposed General Plan amendments, modification of the Evergreen Development Policy, funding agreement, and subsequent Planned Development (PD) rezonings. The Draft EIR was circulated for public review and comment from February 3, 2006 to March 20, 2006.

The DEIR analyzed the EEHVS project and its environmental setting, identified potentially significant environmental impacts, and proposed mitigation measures to reduce significant impacts to less than significant levels where possible, for the following issues:

- | | |
|------------------------------|--|
| 1. Land Use | 9. Geology |
| 2. Transportation & Traffic | 10. Energy |
| 3. Noise | 11. Utilities and Service Systems |
| 4. Biological Resources | 12. Population, Jobs & Housing |
| 5. Cultural Resources | 13. Hazards & Hazardous Materials |
| 6. Hydrology & Water Quality | 14. Availability of Public Facilities & Services |
| 7. Air Quality | 15. Alternatives to the Project |
| 8. Visual & Aesthetics | 16. Cumulative Impacts |

The DEIR identifies certain impacts as "Less-than-Significant with Mitigation" with applicant-proposed mitigation regarding: Transportation & Traffic; Noise; Air Quality; Cultural Resources; Biological Resources; Geology; Hydrology & Water Quality; Hazards & Hazardous Materials; and, Visual & Aesthetics.

An EIR conclusion of, "Significant Unavoidable Impact" assumes that a project impact would exceed the City's significance thresholds even with changes or mitigations included in the project.

The DEIR identifies as a, "Significant Unavoidable Impact" certain project impacts on: Land Use; Transportation & Traffic; Noise; Air Quality; Visual & Aesthetics; Energy; and, Population, Jobs & Housing.

The EIR identifies, "Significant Unavoidable Cumulative Impacts" for the project's impacts on: Transportation & Traffic; Noise, Air Quality; Biological Resources; Visual & Aesthetics; and, Energy.

For certain of the project's impacts on: Biological Resources; and Energy the EIR concludes, "Unless Mitigation is Determined to be Feasible & Made a Condition of Approval, Impact will be Significant & Unavoidable".

Site Specific Project Impacts

Development of the subject site will result in a significant loss of burrowing owl habitat. No mitigation measures are being proposed as part of this project, therefore the impact would be significant and unavoidable.

CONCLUSION

On balance, this site has the most value for intensification of urban development. Staff's recommendation achieves the same number of dwelling units as the developer's proposal and maximizes the commercial/office development potential, plus providing open space and public/quasi-public for a school and community center.

Planning staff recommends the Planning Commission forward to the City Council the following recommendation:

Amend the General Plan Land Use/Transportation Diagram on the Arcadia site as follows:

- Mixed Use with No Underlying Land Use Designation, incorporating the following: Medium Low Density Residential (8.0 DU/AC) and Transit Corridor Residential (20+ DU/AC) for 1,500 to 1,875 dwelling units; General Commercial, 150,000 to 300,000 square feet; Public Park and Open Space, 12 acres plus up to 2 acres if the community center is not combined with school; Public/Quasi-Public, approximately 10 acres or more for an elementary school and community center, assuming joint agreement.

Should the Planning Commission not support the proposed Evergreen Development Policy update and prefer that these development opportunities be considered as part of the upcoming General Plan update, then the Planning Commission should forward to the City Council a recommendation of no change to the General Plan.

Attachments

cc:

Staff Recommended Text Amendment

Amend Appendix F, Mixed Use Inventory, page F-7:

Map Reference Number	Location	Amendment File Number	Use Mix	Use Intensity Range
<u>MU#19</u>	<u>South side of Quimby Road, 1,000 feet easterly of Capitol Expwy.</u>	<u>GP05-08-01A/GPT05-08-01</u>	<u>Medium High Density Residential (12-25 DU/AC)</u> <u>Transit Corridor Residential (20+ DU/AC)</u>	<u>1,500 to 1,875 Dwelling Units</u> <u>150,000 to 300,000 square feet of commercial/retail/office</u> <u>12 acres, plus up to 2 acres if the community center is not combined with the school</u> <u>Approximately 10 acres or more for an elementary school and community center, assuming joint agreement</u>
			<u>General Commercial</u>	
			<u>Public Park & Open Space</u>	
			<u>Public/Quasi-Public</u>	



Department of Planning, Building and Code Enforcement
200 E. Santa Clara Street
San José, California 95113-1905

Hearing Date/Agenda Number:
P.C. 11/08/06 Item: 7b3

File Number:
GP05-08-01B

Council District and SNI Area:
8 / N.A.

Major Thoroughfares Map Number:
69, 85

Assessor's Parcel Number(s):
649-23-001 and 649-24-013

Project Manager: John W. Baty

GENERAL PLAN REPORT

2006 Fall Hearing

PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use/Transportation Diagram designation from Private Recreation to Medium Density Residential (8-16 DU/AC), Public Park and Open Space, Public/Quasi-Public

LOCATION: Northeast corner of Tully Road and S. White Road

ACREAGE: 114

APPLICANT/OWNER:

Duino Family Partners, LP/KB Home

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Private Recreation

Proposed Designation: Medium Density Residential (8-16 DU/AC), Public Park and Open Space, Public/Quasi-Public

EXISTING ZONING DISTRICT(S): Unincorporated County

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Single-family Detached Residential / Medium Low Density Residential (8.0 DU/AC)

South: Single-family Detached Residential / Medium Density Residential (8-16 DU/AC) and Medium Low Density Residential (8.0 DU/AC)

East: Single-family Detached Residential / Medium Low Density Residential (8.0 DU/AC)

West: Park/Open Space (Lake Cunningham) / Public Park and Open Space

ENVIRONMENTAL REVIEW STATUS:

Evergreen East Hills Vision Strategy Environmental Impact Report pending certification on November 8, 2006.

PLANNING STAFF RECOMMENDATION:

Mixed Use with No Underlying Land Use Designation

Amend Appendix F – Mixed Use Inventory

Private Recreation on minimum 35-percent of the site;
Medium High Density Residential (12-25 DU/AC) and
Medium Low Density Residential (8.0 DU/AC) on 58
acres for up to 650 dwelling units; Public Park and Open
Space on minimum 5 acres; Public/Quasi-Public on
approximately 11 acres for a public school and fire
station; Neighborhood/Community Commercial on 0 to 3
acres

Approved by:

Date:

Stanley Ketch
Nov. 2, 2006

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

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-

GENERAL CORRESPONDENCE:

See attachments to the Evergreen Development Policy Staff Report for general correspondence.

ANALYSIS AND RECOMMENDATIONS:**RECOMMENDATION**

Planning staff recommends the Planning Commission forward to the City Council the following recommendation:

Amend the General Plan Land Use/Transportation Diagram on the Pleasant Hills Golf Course site as follows:

- Mixed Use with No Underlying Land Use Designation, incorporating the following:
Private Recreation on minimum 35-percent of the site; Medium High Density Residential (12-25 DU/AC) and Medium Low Density Residential (8.0 DU/AC) on 60 acres for up to 650 dwelling units; Public Park and Open Space on minimum 5 acres; Public/Quasi-Public on approximately 11 acres for a public school and fire station; Neighborhood/Community Commercial on 0 to 3 acres

Should the Planning Commission not support the proposed Evergreen Development Policy update and prefer that these development opportunities be considered as part of the upcoming General Plan update, then the Planning Commission should forward to the City Council a recommendation of no change to the General Plan.

PROJECT DESCRIPTION

The proposed General Plan amendment is being considered as part of the larger Evergreen•East Hills Vision Strategy (EEHVS) project. The EEHVS project includes a proposed update to the Evergreen

Development Policy (EDP), proposed General Plan Land Use/Transportation Diagram changes on four sites, Pleasant Hills Golf Course: subject amendment, and three other sites (Arcadia: GP05-08-01A; Campus Industrial: GP05-08-01C, D and E; and Evergreen Valley College: GP05-08-01F), and proposed General Plan text changes. Individual staff reports for each amendment have been prepared, which include additional project descriptions, background information and analysis.

General Plan Amendment (GP05-08-01B)

This report analyzes the General Plan amendment proposing conversion of the 114-acre Pleasant Hills Golf Course site designated Private Recreation.

The EEHVS Task Force process resulted in the following alternative proposals for a specific mix of uses and ranges of development intensity.

Developer Proposal

- Medium Density Residential (8-16 DU/AC) for up to 825 dwelling units
- Public Park and Open Space, 0 to 5 acres
- Public/Quasi-Public, fire station

Task Force Alternative Proposal

- Medium Low Density Residential (8 DU/AC) for up to 600 dwelling units
- Neighborhood/Community Commercial, up to 50,000 square feet
- Private Recreation or Public Park and Open Space, 40% of site
- Public/Quasi-Public, elementary school and fire station

Staff Recommendation

- Medium Low Density Residential (8 DU/AC) and Medium High Density Residential (12-25 DU/AC) for up to 650 dwelling units
- Private Recreation, minimum 35% of the site
- Public Park and Open Space, minimum 5 acres
- Neighborhood/Community Commercial on 0 to 3 acres
- Public/Quasi-Public on approximately 11 acres for an elementary school and fire station

Staff's recommendation would be to apply the Mixed Use with No Underlying Land Use Designation to the Pleasant Hills Golf Course site as the vehicle for allowing the parameters of development to be clearly defined while allowing a certain degree of flexibility in how the development is ultimately implemented. This designation would be applied to whatever final mix of uses is approved by the City Council. When the Mixed Use with No Underlying Land Use Designation is proposed, a description of the proposed types of uses and intensity ranges to be allowed on the site is included in a General Plan text amendment for inclusion in the Mixed Use Inventory, Appendix F of the General Plan.

Planned Development Rezoning

A corresponding Planned Development Rezoning application (File No. PDC05-051) and annexation request (File No. Evergreen 193) have been filed concurrently, which would implement the developer's proposal for the General Plan Amendment. The applicant's proposed General Plan Amendment and Planned Development zoning would allow up to 825 single-family attached and detached residences, a potential elementary school, fire station and public park and open space. The approximate net density would be 10 dwelling units per acre. The pending Planned Development Rezoning application and annexation request are not being considered at this time, but are anticipated to be heard by the Planning Commission and City Council in Spring 2007.

BACKGROUND

Evergreen•East Hills Vision Strategy

The subject site is located within the Evergreen Development Policy area. The Evergreen Development Policy (i.e., traffic policy) is currently being proposed to be updated to allow additional development beyond what is currently allowed under existing policy. The policy must be revised in order to allow this General Plan Amendment and Text Amendment to move forward.

The purpose of the Evergreen•East Hills Vision Strategy (EEHVS) planning effort is to guide infill development in the Evergreen and East Hills area to create housing in balance with transportation improvements and community amenities, with the overall goal of enhancing the quality of life in the area. Inherent in this complex balance of new development and improvements are a series of policy trade-offs such as residential densities, industrial conversion and affordable housing.

As mentioned above, this proposed General Plan Amendment is being considered as part of the overall EEHVS project, which includes proposed General Plan Amendments on three other sites and a package of transportation improvements and community amenities.

For more background on the EEHVS project, including discussion related to the delicate balance between proposed development and the ability to fund required transportation improvements and community amenities, see the Evergreen Development Policy staff report.

Site and Surrounding Uses

The subject site is the recently closed Pleasant Hills Golf Course located on the northeast corner of South White and Tully Roads. The site has frontage along South White Road, Tully Road and Vista Verde Drive. The General Plan designates South White and Tully Roads as Arterial streets.

The existing land uses surrounding the site include: single-family detached residential to the north; single-family detached residential to the south across Tully Road; single-family detached residential to the east across Vista Verde Drive; and Lake Cunningham Regional Park to the west across South White Road.

As referenced above, the subject site currently has a designation of Private Recreation, which allows a range of uses including amusement parks, country clubs, golf courses, tennis clubs, driving ranges, recreational vehicle parks and private campgrounds. Although ancillary commercial uses such as bars and restaurants are allowed in conjunction with private recreation uses, the intensity of buildings is limited in order to retain a predominantly open space character.



ANALYSIS

The Analysis section of the staff report addresses the following: 1) a comparison of the key distinctions between the alternate proposals and Staff Recommendation, and 2) the key policy issues raised by the proposed change of the General Plan from the existing Campus Industrial designation to a range of residential, park/open space, and public/quasi-public uses, as described in the alternate proposals from the Developer Group, the Task Force and the Staff Recommendation.

Comparison of Alternate Proposals and Staff Recommendation

Land Use Category	Developer Proposal	Task Force Proposal	Staff Recommendation
Number of Units	Up to 825	600	Up to 650
Residential Designation(s)	MDR (8-16)	MLDR (8) MDR (8-16)	MLDR (8 DU/AC) MHDR (12-25 DU/AC)
Private Recreation / Public Park and Open Space	0 acres / 0 to 5 acres	40% of site	Minimum 35% of site / minimum 5 acres
Neighborhood/Community Commercial	0 acres	up to 50,000 sf	0 to 3 acres
Public/Quasi-Public	1 acre (fire stn.)	11 acre (school and fire station)	11 acres (school and fire station)

As noted above, there are a number of differences between the alternative proposals and staff's recommendation. The difference in the number of units is primarily due to the retention of a large amount of the site as open space in the Task Force proposal and staff recommendation. The lower density residential designations were included to address the community's concern that residential development be compatible in terms of density with the existing adjacent residential neighborhoods.

The Task Force proposal and staff recommendation preserve 40-percent of the site for private recreation or open space uses. Staff's recommendation for a minimum of 35-percent of the site to remain Private Recreation and a minimum of 5 acres as Public Park and Open Space, yields a combined 40-percent open space.

Based on the City commissioned retail study prepared for the EEHVS process, which indicated that there is potential demand for a 5,000 square foot convenience retail center on the subject site, staff's recommendation includes the option for up to 3 acres of neighborhood/community serving commercial. The Task Force took the approach of identifying a specific square footage of commercial.

Although public schools can locate on land that is not designated Public/Quasi-Public, the Task Force proposal and staff's recommendation designate an approximately 10-acre portion of the site Public/Quasi-Public to ensure that land specifically reserved for a future public school.

Key Policy Issues

Consistency with the *San Jose 2020 General Plan Major Strategies, Goals and Policies*

The *San Jose 2020 General Plan Major Strategies* provide the "vision" for San Jose, particularly related to its future growth and development.

Economic Development Major Strategy, Goals and Policies. The City's economic development strategy strives to make San Jose a more "balanced community" by encouraging more commercial and industrial growth to balance existing residential development, by creating an equitable distribution of job centers and residential areas, and by controlling the timing of development.

The Economic Development Goals and Policies strive to: 1) create more job opportunities for existing and future residents; 2) create a stronger municipal tax base by obtaining a greater share of the total industrial and commercial tax base; and 3) encourage a mix of land uses in appropriate locations.

The Task Force alternative and staff's recommendation would meet the Economic Development Goals and Policies to encourage a mix of uses in appropriate locations. Due to the location of the site in a predominantly residential area, development of a large-scale employment center on the site would not be appropriate. However, the inclusion of a small amount of neighborhood serving commercial, as proposed in the Task Force alternative and staff's recommendation would be appropriate.

Growth Management and Greenline/Urban Growth Boundary Major Strategy. The proposed amendment is consistent with the City's Growth Management and Urban Growth Boundary strategies in that the subject site is within the Urban Growth Boundary and Urban Service Area in an area that has existing and planned infrastructure that would support the proposed development.

Housing Major Strategy and Residential Goals and Policies. The proposed amendment is consistent with the Housing Major Strategy in that it would provide additional opportunities for housing development within the City's Urban Service Area and the density range of the proposed amendment would likely result in a variety of housing types that are currently lacking in the Evergreen area.

Parks and Recreation Goals and Policies. The General Plan acknowledges the importance of providing a wide variety of parklands and recreation areas to serve the City's many unique and diverse environments. Although the existing golf course site has been closed, the potential remains for the site to be redeveloped as a private golf course or any number of other open space/recreation uses that are typical of the Private Recreation designation. The proposed amendment would eliminate the future potential of the site to serve the open space/recreation needs of the area.

Several community members from the area surrounding the subject site have expressed a strong interest in preserving the entire site as a golf course or other open space/private recreation use. Through the EEHVS process and recognizing the continued pressures to develop the site for residential purposes, many community members have proposed that they would be amenable to the site developing with residential as long as a minimum of 40-percent of the site was to remain as open space. The Task Force proposed alternative and staff's recommendation incorporate the community's desire for a minimum of 40-percent open space.

Consistency with the City Council's *Vision and Expected Outcomes*

On June 21, 2005 the City Council adopted ten Vision and Expected Outcomes for the Evergreen•East Hills Vision Strategy (EEHVS) process. The Vision and Expected Outcomes apply to the overall EEHVS project including the proposed General Plan Amendments and updated Evergreen Development Policy (EDP). The updated EDP is the vehicle for ensuring overall consistency with the Vision and Expected Outcomes. Detailed analysis regarding consistency with the Vision and Expected Outcomes is discussed in the staff report for the EDP.

PUBLIC OUTREACH

- 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)**

As described in the public outreach section of the EDP staff report this project has conducted public outreach and community involvement that extends beyond the requirements of Council Policy 6-30: Public Outreach for Pending Land Use and Development Proposals.

CEQA

An Environmental Impact Report (EIR), entitled *Evergreen•East Hills Vision Strategy Project*, was prepared for the proposed Evergreen•East Hills Vision Strategy and provides both program level and project level environmental review appropriate to address and evaluate the environmental impacts of the project appropriate for the adoption of the proposed General Plan amendments, modification of the Evergreen Development Policy, funding agreement, and subsequent Planned Development (PD) rezonings. The Draft EIR was circulated for public review and comment from February 3, 2006 to March 20, 2006.

The DEIR analyzed the EEHVS project and its environmental setting, identified potentially significant environmental impacts, and proposed mitigation measures to reduce significant impacts to less than significant levels where possible, for the following issues:

- | | |
|------------------------------|--|
| 1. Land Use | 9. Geology |
| 2. Transportation & Traffic | 10. Energy |
| 3. Noise | 11. Utilities and Service Systems |
| 4. Biological Resources | 12. Population, Jobs & Housing |
| 5. Cultural Resources | 13. Hazards & Hazardous Materials |
| 6. Hydrology & Water Quality | 14. Availability of Public Facilities & Services |
| 7. Air Quality | 15. Alternatives to the Project |
| 8. Visual & Aesthetics | 16. Cumulative Impacts |

The DEIR identifies certain impacts as “Less-than-Significant with Mitigation” with applicant-proposed mitigation regarding: Transportation & Traffic; Noise; Air Quality; Cultural Resources; Biological Resources; Geology; Hydrology & Water Quality; Hazards & Hazardous Materials; and, Visual & Aesthetics.

An EIR conclusion of, “Significant Unavoidable Impact” assumes that a project impact would exceed the City’s significance thresholds even with changes or mitigations included in the project.

The DEIR identifies as a, “Significant Unavoidable Impact” certain project impacts on: Land Use; Transportation & Traffic; Noise; Air Quality; Visual & Aesthetics; Energy; and, Population, Jobs & Housing.

The EIR identifies, “Significant Unavoidable Cumulative Impacts” for the project’s impacts on: Transportation & Traffic; Noise, Air Quality; Biological Resources; Visual & Aesthetics; and, Energy.

For certain of the project’s impacts on: Biological Resources; and Energy the EIR concludes, “Unless Mitigation is Determined to be Feasible & Made a Condition of Approval, Impact will be Significant & Unavoidable”.

CONCLUSION

Staff’s recommendation represents a balance between preservation of private recreation opportunities and provision of new housing.

Planning staff recommends the Planning Commission forward to the City Council the following recommendation:

Amend the General Plan Land Use/Transportation Diagram on the Pleasant Hills Golf Course as follows:

- Mixed Use with No Underlying Land Use Designation, incorporating the following Private Recreation on minimum 35-percent of the site; Medium High Density Residential (12-25 DU/AC) and Medium Low Density Residential (8.0 DU/AC) on 60 acres for up to 650 dwelling units; Public Park and Open Space on minimum 5 acres; Public/Quasi-Public on approximately 11 acres for a public school and fire station; Neighborhood/Community Commercial on 0 to 3 acres

Should the Planning Commission not support the proposed Evergreen Development Policy update and prefer that these development opportunities be considered as part of the upcoming General Plan update, then the Planning Commission should forward to the City Council a recommendation of no change to the General Plan.

Attachments

cc:

Staff Recommended Text Amendment

Amend Appendix F, Mixed Use Inventory, page F-7:

Map Reference Number	Location	Amendment File Number	Use Mix	Use Intensity Range
<u>MU#20</u>	<u>Northeast corner of Tully and South White Roads</u>	<u>GP05-08-01B</u>	<u>Private Recreation</u>	<u>Minimum 35-percent of the site</u>
			<u>Medium High Density Residential (12-25 DU/AC) and Medium Low Density Residential (8.0 DU/AC)</u>	<u>Up to 650 dwelling units on 58 acres</u>
			<u>Public Park and Open Space</u>	<u>Minimum 5 acres</u>
			<u>Public/Quasi-Public</u>	<u>Approximately 11 acres for a public school and fire station</u>
			<u>Neighborhood/Community Commercial</u>	<u>0 to 3 acres</u>



Department of Planning, Building and Code Enforcement
200 E. Santa Clara Street
San José, California 95113-1905

Hearing Date/Agenda Number:

P.C. 11/08/06 Item: 7b4

File Number:

GP05-08-01C, D, and E

Council District and SNI Area:

8 / N.A.

Major Thoroughfares Map Number:

C: 85, 86, 101, 102; D and E: 102

Assessor's Parcel Number(s):

C: 659-02-010; 660-33-001, -002, -006, -011, -012, -013, -014, -020, -025, -026

D: 660-33-027, -028

E: 660-19-005, -020, -021

Project Manager: John W. Baty

GENERAL PLAN REPORT

2006 Fall Hearing

PROJECT DESCRIPTION: General Plan amendment request to change the Land Use/Transportation Diagram designation from Campus Industrial to Medium Density Residential (8-16 DU/AC) on 282 acres and Public Park and Open Space on 38 acres.

LOCATION: Northeast corner of Yerba Buena Road and Old Yerba Buena Road, south of Aborn Road

ACREAGE: C: 175, D: 24, E: 120

APPLICANT/OWNER:

C: Berg and Berg Enterprises; D: IDS, Inc.; E: Yerba Buena OPCO/Legacy

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Campus Industrial

Proposed Designation: Medium Density Residential (8 – 16 DU/AC), Public Park and Open Space

EXISTING ZONING DISTRICT(S): A(PD) Planned Development

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Single-family Detached Residential / Evergreen Specific Plan

South: Agriculture, Unincorporated County / Non-Urban Hillside

East: Unincorporated County / Non-Urban Hillside

West: Single-family Attached, Detached and Multi-family Residential, Campus Industrial (Hitachi), Park (Fowler Creek & Montgomery Hill) / Evergreen Specific Plan, Campus Industrial and Public Park and Open Space

ENVIRONMENTAL REVIEW STATUS:

Evergreen East Hills Vision Strategy Environmental Impact Report pending certification on November 8, 2006.

PLANNING STAFF RECOMMENDATION:

Mixed Use with No Underlying Land Use Designation

Amend Appendix F – Mixed Use Inventory

Medium Density Residential (8-16 DU/AC) on 165 acres for up to 1,275 dwelling units; Campus Industrial on 120 acres with a maximum 0.4 FAR; Public Park and Open Space on minimum 10 acres; Public/Quasi-Public on approximately 25 acres for a public school

Approved by:

Date:

Stanley Witt
Nov. 2, 2006

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

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GENERAL CORRESPONDENCE:

See attachments to the Evergreen Development Policy Staff Report for general correspondence.

ANALYSIS AND RECOMMENDATIONS:

RECOMMENDATION

Planning staff recommends the Planning Commission forward to the City Council the following recommendation:

Amend the General Plan Land Use/Transportation Diagram on the three industrial sites as follows:

- Mixed Use with No Underlying Land Use Designation, incorporating the following Medium Density Residential (8-16 DU/AC) on 165 acres for up to 1,275 dwelling units; Campus Industrial on 120 acres with a maximum 0.4 FAR; Public Park and Open Space on a minimum of 10 acres; Public/Quasi-Public on approximately 25 acres for a public school

Should the Planning Commission not support the proposed Evergreen Development Policy update and prefer that these development opportunities be considered as part of the upcoming General Plan update, then the Planning Commission should forward to the City Council a recommendation of no change to the General Plan.

PROJECT DESCRIPTION

The proposed General Plan amendments on the Campus Industrial Site are being considered as part of the larger Evergreen•East Hills Vision Strategy (EEHVS) project. The EEHVS project includes a proposed update to the Evergreen Development Policy (EDP), proposed General Plan Land Use/Transportation Diagram changes on four sites, Campus Industrial: subject amendment, and three other sites (Arcadia: GP05-08-01A; Pleasant Hills Golf Course: GP05-08-01B; and Evergreen Valley College: GP05-08-01F), and proposed General Plan text changes. Individual staff reports for each

amendment have been prepared, which include additional project descriptions, background information and analysis.

General Plan Amendments (GP05-08-01C, GP05-08-01D and GP05-08-01E)

This report analyzes the General Plan amendments proposing conversion of contiguous parcels totaling 320 acres designated Campus Industrial.

The EEHVS Task Force process resulted in the following alternative proposals for a specific mix of uses and ranges of development intensity.

Developer Proposal

- Medium Density Residential (8-16 DU/AC) for up to 2,000 dwelling units
- Public Park and Open Space on 38 acres

Task Force Alternative Proposal

- Medium Low Density Residential (8 DU/AC) for up to 900 dwelling units
- Campus Industrial on 120 acres
- Public Park and Open Space on 10 acres

Staff Recommendation

- Medium Density Residential (8-16 DU/AC) on 165 acres for up to 1,275 dwelling units
- Campus Industrial on 120 acres with a maximum 0.4 FAR
- Public Park and Open Space on a minimum of 10 acres
- Public/Quasi-Public on approximately 25 acres (public school)

Staff's recommendation would be to apply the Mixed Use with No Underlying Land Use Designation to the Campus Industrial site as the vehicle for allowing the parameters of development to be clearly defined while allowing a certain degree of flexibility in how the development is ultimately implemented. This designation would be applied to whatever final mix of uses is approved by the City Council. When the Mixed Use with No Underlying Land Use Designation is proposed, a description of the proposed types of uses and intensity ranges to be allowed on the site is included in a General Plan text amendment for inclusion in the Mixed Use Inventory, Appendix F of the General Plan.

Planned Development Rezoning

Planned Development Rezoning applications have been filed for the three corresponding sites (File Nos. PDC05-048, PDC05-049 and PDC05-052), which would implement the developer's proposal for the General Plan amendments. The Planned Development zonings would allow up to 2,000 single-family attached and detached residences resulting in an approximate net density of eight (8) dwelling units per acre. The pending Planned Development Rezoning applications are not being considered at this time and are anticipated to be heard by the Planning Commission and City Council in Spring 2007.

BACKGROUND

Evergreen•East Hills Vision Strategy

The subject sites are located within the Evergreen Development Policy area. The Evergreen Development Policy (i.e., traffic policy) is currently being proposed to be updated to allow additional development beyond what is currently allowed under existing policy. The policy must be revised in order to allow this General Plan Amendment and Text Amendment to move forward.

The purpose of the Evergreen•East Hills Vision Strategy (EEHVS) planning effort is to guide infill development in the Evergreen and East Hills area to create housing in balance with transportation improvements and community amenities, with the overall goal of enhancing the quality of life in the area. Inherent in this complex balance of new development and improvements are a series of policy trade-offs such as residential densities, industrial conversion and affordable housing.

As mentioned above, this proposed General Plan Amendment is being considered as part of the overall EEHVS project, which includes proposed General Plan Amendments on three other sites and a package of transportation improvements and community amenities.

The EEHVS Task Force has discussed various levels of Campus Industrial retention ranging from the entire site (320 acres) to zero acres, with some interest in retaining 50 or 120 acres. The Task Force discussion on the topic has included issues such as the City’s jobs/housing imbalance and the appropriateness of the Evergreen Campus Industrial site as a jobs center.

For more background on the EEHVS project, including discussion related to the delicate balance between proposed development and the ability to fund required transportation improvements and community amenities, see the Evergreen Development Policy staff report.

Site and Surrounding Uses

The subject Campus Industrial sites are located along the southeast side of the Evergreen Specific Plan (ESP) area, south of Aborn Road and north of Old Yerba Buena Road (see location map). The sites front onto Yerba Buena Road and its future extension, which is designated as a four lane Major Collector in the General Plan. North of the Legacy site the existing roadway transitions from four lanes to two lanes and currently ends at the Campus Industrial Berg property. The City’s Urban Growth Boundary (UGB) and Urban Service Area (USA) lines bound the easterly property lines of the subject sites. General Plan designations and uses surrounding the site include:

- Evergreen Specific Plan (ESP) Townhome and Hillside lots on vacant land to the north;
- Vacant Non Urban Hillside to the east and south that is outside the City’s Urban Growth Boundary (UGB) and Urban Service Area (USA); and
- Public Park/Open Space (Fowler Creek Park and Montgomery Hill Park), ESP Single-Family Residential (6,000 square foot lots) and High Density Residential, and Chaboya Middle School to the west.



As stated previously each of the three amendment sites has an existing General Plan land use designation of Campus Industrial. The Campus Industrial designation is intended for somewhat more intensive development and a broader range of uses than is typical for the Research and Development General Plan Land Use designation. This designation also envisions a unique campus design concept that takes advantage of the site's natural features and incorporates substantial amounts of landscaped and natural open space. The uses allowed in this category are industrial research and development, administration, marketing, assembly and manufacturing. The *San Jose 2020 General Plan* describes the Campus Industrial designation in this area more specifically by stating that the buildings should be low profile and residential in scale and character.

Land Use and Entitlement History

In 1980 the City approved General Plan amendments to exchange land uses between the Evergreen and Berryessa areas. This exchange became known as the Berryessa/Evergreen Swap. Approximately 300 acres in the Berryessa area were converted from Industrial Park uses to residential uses. To complement the industrial-to-residential conversion in Berryessa, approximately 375 acres of land in Evergreen were converted from low density residential to Campus Industrial uses. The subject sites were designated Campus Industrial as a result of the Berryessa/Evergreen Swap. The purpose of the Berryessa/Evergreen Swap was to facilitate creation of housing in the jobs-rich North San José area, and jobs in the housing-rich Evergreen area.

The three undeveloped Campus Industrial sites have existing entitlements in the form of Planned Development Zonings that would allow for the construction of up to 4.66 million square feet of campus industrial uses. The 120-acre Legacy site has approval for approximately 1.77 million square feet and the Berg and IDS sites have a combined approved total of approximately 2.89 million square feet of campus industrial uses.

Only one property designated as Campus Industrial from the Berryessa/Evergreen Swap was ever developed with a Campus Industrial use and is not part of the proposal for the conversion to housing. In the early 1980s an approximately 380,000 square foot building was approved and later constructed on a 36-acre site, north and west of the present day Legacy site and south of the IDS and Berg sites. The 3-story building was formerly occupied by Dade-Behring, Inc. and is now occupied by Hitachi Global Storage Technologies.

ANALYSIS

The Analysis section of the staff report addresses the following: 1) a comparison of the key distinctions between the alternate proposals and Staff Recommendation, and 2) the key policy issues raised by the proposed change of the General Plan from the existing Campus Industrial designation to a range of residential, park/open space, and public/quasi-public uses, as described in the alternate proposals from the Developer Group, the Task Force and the Staff Recommendation.

Comparison of Alternate Proposals and Staff Recommendation

Land Use Category	Developer Proposal	Task Force Proposal	Staff Recommendation
Industrial Retention	0 acres	120 acres	120 acres
Number of Units	2,000	900	1,275
Public/Quasi-Public	0 acres	0 acres	25 acres
Public Park and Open Space	38 acres	10 acres	10 acres

The key difference between the developer proposal and the Task Force proposal and staff’s recommendation is the preservation of 120 acres of Campus Industrial. Staff’s intent is that a substantial portion of the land currently designated Campus Industrial be retained for future employment generation. Such area may utilize portions of one or more of the existing individual ownership parcels. The ultimate configuration of the proposed 120-acres of Campus Industrial to remain, to be determined at the Planned Development Zoning stage, should facilitate the future development of a single, integrated Campus Industrial area incorporating the existing Hitachi site.

The number of dwelling units proposed by staff is consistent with the developer proposal when retention of 120 acres of Campus Industrial is taken into consideration. The number of units proposed by the Task Force reflects their desire to ensure that the housing units developed on this site are low density in nature and are compatible with existing surrounding development.

The staff-recommended land use mix of 120 acres preserved for Campus Industrial and 165 acres of Medium Density Residential (8-16 DU/AC) allowing up to 1,275 dwelling units, together with proposed school and park areas is considered the optimum balance of jobs and housing for this valuable opportunity site.

Although public schools can locate on land that is not designated Public/Quasi-Public, staff’s recommendation designates an approximately 25-acre portion of the site Public/Quasi-Public to ensure that land is specifically reserved for a future public K-8 school.

Key Policy Issues

Consistency with the San José 2020 General Plan Major Strategies, Goals and Policies

The *San Jose 2020 General Plan* has seven Major Strategies and Goals and Policies that identify the principles of the Plan. However, the proposed General Plan amendments on these sites primarily relate to the Economic Development Major Strategy and Goals and Policies.

Economic Development. The Economic Development Major Strategy strives to make San Jose a more “balanced community” by encouraging more commercial and industrial growth to balance existing residential development, by creating an equitable contribution of job centers and residential areas, and by controlling the timing of such developments. The Economic Development Major Strategy is a fundamental priority for future growth not only in order to improve the City’s financial position but also to provide employment opportunities for San Jose residents. The City’s land use and transportation policies are designed to create attractive locations for a variety of business industries. In order to accomplish this the City has undertaken recent General Plan and Area Development Policy updates to North San Jose, Downtown, Edenvale, and the pending Coyote Valley Specific Plan.

The Association of Bay Area Governments (ABAG) projects the need to accommodate 240,000 new jobs in San José by the year 2030. The Evergreen Campus Industrial lands, not including the Hitachi

Global Storage Systems site, provide the opportunity to accommodate approximately 10,000 jobs based upon existing entitlements. The Evergreen area also contributes to the variety of locations that the City has to offer potential future businesses, which is consistent with the economic strategy.

Coyote Valley is currently the only other area of the City that has land designated as Campus Industrial and intended to create a high end, technology-focused workplace. The recently adopted update to the North San Jose Area Development Policy established an intensified employment center along the North First Street Transit Corridor, and creating the opportunity to incorporate significant new high density residential to compliment the urban transformation of the North First Street area. The Downtown has some capability to accommodate technology oriented business but not to the extent that North San Jose, Edenvale, and Evergreen can with large contiguous properties. Since 2000, a total of approximately 360 acres of Industrial Park designated land have been converted to non-industrial oriented designations. Specifically, recent large conversions occurred as a result of planning efforts for the Hitachi and iStar sites in the Edenvale area, which converted 406 acres of Driving Industry industrial lands to residential and commercial uses. However, it should be noted that the Hitachi General Plan Amendment incorporated the intensification of a portion of the site to retain the employment capacity of the original site. Similarly, the iStar proposal retained a portion of the site designated on the General Plan for intensified Industrial Park development.

The only identified opportunity for the retention of industrial lands and future job growth potential in the easterly portion of the City is to retain a portion or all of the current Campus Industrial Site. As referenced in the project description above, the proposal by the property owners/developers would convert approximately 320 acres of Campus Industrial designated land for small and large lot single family detached housing. Conversely the EEHVS Task Force proposes that a 120-acre portion of the site be preserved as Campus Industrial with the possibility of allowing for more intense campus industrial development. Additionally, the Task Force and the City staff recommendation to retain a minimum of 120 acres of the Campus Industrial designated land are consistent with the Vision and Expected Outcomes adopted by the City Council that, through the EEHVS Guiding Principles, encourage economic development opportunities for businesses of all sizes and types. The preservation of 120 acres of Campus Industrial land could yield a total of approximately 3,800 high to medium skilled jobs with development at an average Floor Area Ratio of 0.40. These jobs are in addition to the existing potential for approximately 1,260 jobs on the 36-acre Hitachi facility located in this industrial sub-area. The combined employment potential of approximately 5,000 jobs on the combined 156 acres of Campus Industrial proposed to remain would still provide a significant amount of future employment.

Converting all 320 acres of the Campus Industrial land would eliminate the potential development of over 10,000 jobs in this sub-area of the City. Eliminating all potential for future job development would worsen the current imbalance between housing and employment and would therefore be inconsistent with the City's Economic Development Policies and Goals. More specifically, conversion of the industrially designated properties and potential future jobs would be inconsistent with General Plan Economic Development and Industrial Policies:

- Industrial Land Use Policy No. 2 encourages industrial development particularly in locations that facilitate efficient commute patterns. Locating new jobs in Eastern Evergreen would offer reverse commute opportunities to many San José and Santa Clara County residents and very short commutes to residents of Evergreen and South San José.

- Economic Development Policy No. 1 seeks to reduce the City's jobs/housing imbalance. Retention of 120 acres of Campus Industrial would only partially mitigate the loss of employment potential on the site.

In conclusion staff recognizes the challenges with the site's location. Retaining only a portion (120 acres) of the Campus Industrial designation may not be wholly consistent with the City's Economic Development Policies. This proposal does, however allow an opportunity to meet other General Plan goals, e.g., locating new housing near an existing/planned job center. San Jose continues to be a housing rich community, providing and producing much of the housing growth in the County. While the City continues its efforts to facilitate housing for all segments of the population, it must also be able to foster economic development that helps generate employment opportunities for its residents. The proposed conversion of 200 acres and retention of 120 acres of Campus Industrial provides a balance of future jobs and housing.

Growth Management Major Strategy. With respect to consistency with the Growth Management Major Strategy, the impacts of the proposed amendments are less clear.

The proposed amendments are consistent with the City's growth management strategy in that the subject sites are within the Urban Growth Boundary and Urban Service Area. However, conversion of the 320 acre Campus Industrial area to residential would eliminate potential jobs and associated tax revenue, which could have a negative effect on the City's ability to provide acceptable levels of service for its residents.

The Greenline/Urban Growth Boundary Major Strategy. The subject sites are within the City's Urban Service Area, therefore the proposed amendments are consistent with the Greenline/Urban Growth Boundary strategy.

Housing Major Strategy. The proposed amendments are consistent with the Housing Major Strategy in that they would provide additional opportunities for housing development within the City's Urban Service Area and the density range of the proposed amendments would likely result in a variety of housing types and price ranges.

Consistency with Framework Criteria

The *Framework, as a Guideline, for Evaluating Proposed Conversions of Employment Lands to Other Uses (Framework)*, divides the City's inventory of industrial areas into three categories: 1) subareas to promote or facilitate conversion; 2) subareas to consider for conversion under certain circumstances; and 3) subareas to preserve for Driving and Business Support industries.

The Evergreen Industrial Area, which includes the subject sites, falls under the second category, to be considered for conversion only in certain circumstances. In this category of the *Framework*, the City Council added that in the, "Evergreen Industrial Area: Consider uses only if recommended through the Evergreen Smart Growth Strategy process". The Evergreen Smart Growth Strategy process was renamed the Evergreen•East Hills Vision Strategy (EEHVS) with the formation of a community-based Task Force in June 2005.

A minority of the EEHVS Task Force members and some community members preferred the retention of all or a portion of Campus Industrial; however, a majority of the Task Force supported conversion because it would facilitate the construction of desired community amenities. The community generally accepted the conversion as part of the "development-amenity" package proposed by the developers.

Consistency with the City Council's *Vision and Expected Outcomes*

On June 21, 2005 the City Council adopted ten Vision and Expected Outcomes for the Evergreen•East Hills Vision Strategy (EEHVS) process. The Vision and Expected Outcomes apply to the overall EEHVS project including the proposed General Plan Amendments and updated Evergreen Development Policy (EDP). The updated EDP is the policy vehicle for ensuring overall consistency with the Vision and Expected Outcomes. Detailed analysis regarding consistency with the Vision and Expected Outcomes is discussed in the staff report for the EDP.

PUBLIC OUTREACH

- 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)**

As described in the public outreach section of the EDP staff report this project has conducted public outreach and community involvement that extends beyond the requirements of Council Policy 6-30: Public Outreach for Pending Land Use and Development Proposals.

CEQA

An Environmental Impact Report (EIR), entitled *Evergreen•East Hills Vision Strategy Project*, was prepared for the proposed Evergreen•East Hills Vision Strategy and provides both program level and project level environmental review appropriate to address and evaluate the environmental impacts of the project appropriate for the adoption of the proposed General Plan amendments, modification of the Evergreen Development Policy, funding agreement, and subsequent Planned Development (PD) rezonings. The Draft EIR was circulated for public review and comment from February 3, 2006 to March 20, 2006.

The DEIR analyzed the EEHVS project and its environmental setting, identified potentially significant environmental impacts, and proposed mitigation measures to reduce significant impacts to less than significant levels where possible, for the following issues:

- | | |
|------------------------------|--|
| 1. Land Use | 9. Geology |
| 2. Transportation & Traffic | 10. Energy |
| 3. Noise | 11. Utilities and Service Systems |
| 4. Biological Resources | 12. Population, Jobs & Housing |
| 5. Cultural Resources | 13. Hazards & Hazardous Materials |
| 6. Hydrology & Water Quality | 14. Availability of Public Facilities & Services |
| 7. Air Quality | 15. Alternatives to the Project |

8. Visual & Aesthetics

16. Cumulative Impacts

The DEIR identifies certain impacts as “Less-than-Significant with Mitigation” with applicant-proposed mitigation regarding: Transportation & Traffic; Noise; Air Quality; Cultural Resources; Biological Resources; Geology; Hydrology & Water Quality; Hazards & Hazardous Materials; and, Visual & Aesthetics.

An EIR conclusion of, “Significant Unavoidable Impact” assumes that a project impact would exceed the City’s significance thresholds even with changes or mitigations included in the project.

The DEIR identifies as a, “Significant Unavoidable Impact” certain project impacts on: Land Use; Transportation & Traffic; Noise; Air Quality; Visual & Aesthetics; Energy; and, Population, Jobs & Housing.

The EIR identifies, “Significant Unavoidable Cumulative Impacts” for the project’s impacts on: Transportation & Traffic; Noise, Air Quality; Biological Resources; Visual & Aesthetics; and, Energy.

For certain of the project’s impacts on: Biological Resources; and Energy the EIR concludes, “Unless Mitigation is Determined to be Feasible & Made a Condition of Approval, Impact will be Significant & Unavoidable”.

CONCLUSION

The staff-recommended land use mix of 120 acres preserved for Campus Industrial and 165 acres of Medium Density Residential (8-16 DU/AC) allowing up to 1,275 dwelling units, together with proposed school and park areas is considered the optimum balance of jobs and housing for this valuable opportunity site.

The ultimate configuration of the proposed 120-acres of Campus Industrial to remain may utilize portions of one or more of the existing individual ownership parcel, and will be determined at the Planned Development Zoning stage. The site design for the Campus Industrial area should facilitate the future development of a single, integrated Campus Industrial area incorporating the existing Hitachi site.

Planning staff recommends the Planning Commission forward to the City Council the following recommendation:

Amend the General Plan Land Use/Transportation Diagram on the three industrial sites as follows:

- Mixed Use with No Underlying Land Use Designation, incorporating the following Medium Density Residential (8-16 DU/AC) on 165 acres for up to 1,275 dwelling units; Campus Industrial on 120 acres with a maximum 0.4 FAR; Public Park and Open Space on a minimum of 10 acres; Public/Quasi-Public on approximately 25 acres for a public school

Should the Planning Commission not support the proposed Evergreen Development Policy update and prefer that these development opportunities be considered as part of the upcoming General Plan update, then the Planning Commission should forward to the City Council a recommendation of no change to the General Plan.

Attachments

cc:

Staff Recommended Text Amendment

Amend Appendix F, Mixed Use Inventory, page F-7:

Map Reference Number	Location	Amendment File Number	Use Mix	Use Intensity Range
<u>MU#21</u>	<u>Northeast corner of Yerba Buena Road and Old Yerba Buena Road, south of Aborn Road</u>	<u>GP05-08-01C</u>	<u>Medium Density Residential</u>	<u>Up to 1,275 dwelling units on</u>
		<u>GP05-08-01D</u>	<u>(8-16 DU/AC)</u>	<u>165 acres</u>
		<u>GP05-08-01E</u>	<u>Campus Industrial</u>	<u>120 acres, maximum 0.4 FAR</u>
			<u>Public Park and Open Space</u>	<u>Minimum 10 acres</u>
		<u>Public/Quasi-Public</u>	<u>Approximately 25 acres for a public school</u>	



Department of Planning, Building and Code Enforcement
200 E. Santa Clara Street
San José, California 95113-1905

Hearing Date/Agenda Number:
P.C. 11/08/06 Item: 7b5

File Number:
GP05-08-01F

Council District and SNI Area:
8

Major Thoroughfares Map Number:
101

Assessor's Parcel Number(s):
660-21-022 and 660-21-023 (portion)

Project Manager: John W. Baty

GENERAL PLAN REPORT

2006 Fall Hearing

PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use/Transportation Diagram designation from Public/Quasi-Public to Mixed Use with no Underlying Land Use Designation

LOCATION: North side of Yerba Buena Road, 350 feet easterly of San Felipe Road

ACREAGE: 27

APPLICANT/OWNER:

San Jose Evergreen Community College District

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Public/Quasi-Public

Proposed Designation: Mixed-Use with No Underlying Land Use Designation

EXISTING ZONING DISTRICT(S): R-1-5 Residence

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Single-Family Detached Residential / Low Density Residential (5 DU/AC)

South: Commercial and Public Park / Neighborhood Community Commercial and Public Park and Open Space

East: Educational (Evergreen Valley College) / Public/Quasi-Public

West: Single-Family Detached Residential and Senior Housing / Low Density Residential (5 DU/AC) and Medium High Density Residential (12-25 DU/AC)

ENVIRONMENTAL REVIEW STATUS:

Evergreen•East Hills Vision Strategy Environmental Impact Report pending certification on November 8, 2006.

PLANNING STAFF RECOMMENDATION:

Mixed Use with No Underlying Land Use Designation High Density Residential (25-50 DU/AC) for between 375 and 500 dwelling units; General Commercial for up to 95,000 square feet of office and up to 100,000 square feet of commercial (no supermarket >50,000sf); 2 acres of Public/Quasi-Public for a public library

Approved by: 
Date: Nov. 2, 2006

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

-
-

GENERAL CORRESPONDENCE:

See attachments to the Evergreen Development Policy Staff Report for general correspondence.

ANALYSIS AND RECOMMENDATIONS:

RECOMMENDATION

Planning staff recommends the Planning Commission forward to the City Council the following recommendation:

Amend the General Plan Land Use/Transportation Diagram on the Evergreen Valley College site as follows:

- Mixed Use with No Underlying Land Use Designation, incorporating the following:
High Density Residential (25-50 DU/AC) for between 375 and 500 dwelling units; General Commercial for up to 95,000 square feet of office and up to 100,000 square feet of commercial (no supermarket greater than 50,000 square feet); 2 acres of Public/Quasi-Public for a public library

Should the Planning Commission not support the proposed Evergreen Development Policy update and prefer that these development opportunities be considered as part of the upcoming General Plan update, then the Planning Commission should forward to the City Council a recommendation of no change to the General Plan.

PROJECT DESCRIPTION

The proposed General Plan amendment on the Evergreen Valley College site is being considered as part of the larger Evergreen-East Hills Vision Strategy (EEHVS) project. The EEHVS project includes a proposed update to the Evergreen Development Policy (EDP), proposed General Plan Land Use/Transportation Diagram changes on four site, Evergreen Valley College: subject amendment and three other sites (Arcadia: GP05-08-01A; Pleasant Hills Golf Course: GP05-08-01B; and Campus Industrial: GP05-08-01C, D and E), and proposed General Plan text changes. Individual staff reports for each amendment have been prepared, which include additional project descriptions, background information and analysis.

General Plan Amendment (GP05-08-01F)

This report analyzes the General Plan amendment proposing conversion of an approximately 27-acre portion of the Evergreen Valley College Campus designated Public/Quasi-Public.

The EEHVS Task Force process resulted in the following alternative proposals for a specific mix of uses and ranges of development intensity.

Developer Proposal

- High Density Residential (25-50 DU/AC) for up to 500 dwelling units
- General Commercial, up to 100,000 square feet
- Office, up to 95,000 square feet
- Public/Quasi-Public, 0 to 2 acres

Task Force Alternative Proposal

- Medium High Density Residential (12-25 DU/AC) and High Density Residential (25-50 DU/AC) for up to 400 dwelling units
- General Commercial or Office, up to 100,000 square feet
- Public/Quasi Public, 2 acres for a public library

Staff Recommendation

- High Density Residential (25-50 DU/AC) for between 375 and 500 dwelling units
- General Commercial, up to 100,000 square feet (no supermarket >50,000sf)
- Office, up to 95,000 square feet
- Public/Quasi-Public, 2 acres for a public library

Both alternative proposals and staff's recommendation would apply the Mixed Use with No Underlying Land Use Designation to the site as a vehicle for allowing the parameters of development to be clearly defined while allowing a certain degree of flexibility in how the development is ultimately implemented. This designation would be applied to whatever final mix of uses is approved by the City Council. When the Mixed Use with No Underlying Land Use Designation is proposed, a description of the proposed types of uses and intensity ranges to be allowed on the site is included in a General Plan text amendment for inclusion in the Mixed Use Inventory, Appendix F of the General Plan.

BACKGROUND

Evergreen•East Hills Vision Strategy

The subject site is located within the Evergreen Development Policy area. The Evergreen Development Policy (i.e., traffic policy) is currently being proposed to be updated to allow additional development beyond what is currently allowed under existing policy. The policy must be revised in order to allow this General Plan Amendment and Text Amendment to move forward.

The purpose of the Evergreen•East Hills Vision Strategy (EEHVS) planning effort is to guide infill development in the Evergreen and East Hills area to create housing in balance with transportation improvements and community amenities, with the overall goal of enhancing the quality of life in the area. Inherent in this complex balance of new development and improvements are a series of policy

trade-offs such as residential densities, industrial conversion and affordable housing.

As mentioned above, this proposed General Plan Amendment is being considered as part of the overall EEHVS project, which includes proposed General Plan Amendments on three other sites and a package of transportation improvements and community amenities.

For more background on the EEHVS project, including discussion related to the delicate balance between proposed development and the ability to fund required transportation improvements and community amenities, see the Evergreen Development Policy staff report.

Site and Surrounding Uses

The subject site is an approximately 27-acre portion of the 165-acre Evergreen Valley College campus, and surrounds the existing commercial development on the northeast corner of Yerba Buena and San Felipe Roads. The San José/Evergreen Community College District offices and a criminal justice training center occupy a portion of the 27-acre site.

The site has frontage along both Yerba Buena and San Felipe Roads and is directly adjacent to the Evergreen Valley College campus to the east. The General Plan designates San Felipe Road as an Arterial and Yerba Buena Road as a four lane Major Collector.

The existing land uses and General Plan Designations surrounding the site include: single-family detached residential across Evergreen Creek (Low Density Residential 5.0 DU/AC) to the north; Evergreen Park (Public Park and Open Space) to the south; Evergreen Valley College (Public/Quasi-Public) to the east; and single-family detached and senior residential (Low Density Residential 5.0 DU/AC and Medium High Density Residential 12-25 DU/AC).

As referenced above the subject site currently has a designation of Public/Quasi-Public. This designation is intended primarily for public uses such as schools, colleges, libraries, fire stations and governmental offices. Public/Quasi Public lands may also be used by some private entities, including public utilities and churches.

ANALYSIS

The Analysis section of the staff report addresses the following: 1) a comparison of the key distinctions between the alternate proposals and Staff Recommendation, and 2) the key policy issues raised by the proposed change of the General Plan from the existing Public/Quasi-Public designation to a range of residential, commercial, and public/quasi-public uses, as described in the alternate proposals from the Developer Group, the Task Force and the Staff Recommendation.



Comparison of Alternate Proposals and Staff Recommendation

Land Use Categories	Developer Proposal	Task Force Proposal	Staff Recommendation
Number of Units	up to 500	up to 400	375 to 500
Commercial/Office	195,000 sf	100,000 sf	195,000 sf (no supermkt.)
Public/Quasi-Public (Library)	0 to 2 acres	0 to 2 acres	2 acres

The developer's proposal and staff's recommendation are very similar, with a minor difference in the provision of Public/Quasi Public land. Staff's recommendation also proposes a minimum number of dwelling units. The Task Force proposal would set the maximum number of dwelling units at 400 and cap the total commercial and office square footage at 100,000. The developer's proposal and staff's recommendation include up to 100,000 square feet of commercial and up to 95,000 square feet of office.

Staff's recommendation of a minimum number of dwelling units would ensure that residential would be a major component of development of the site. Staff's recommendation would also set aside 2 acres of the site as Public/Quasi-Public land for the planned Southeast Branch Library. Allowing up to 95,000 square feet of office in addition to the commercial square footage would support the community's identified need for professional office space in the Evergreen area and could offer replacement office square footage for the college district offices and criminal justice training center that currently exist on the site.

Staff's recommendation also includes a proposed restriction against the development of a supermarket greater than 50,000 square feet as a part of the 100,000 square feet of commercial land use. The existing shopping center on the corner of San Felipe and Yerba Buena Roads is successful and would provide the critical mass for additional commercial tenants without the need for a supermarket as an anchor.

The Task Force has also included an alternative to their proposal that would retain the 27-acre site as Public/Quasi-Public for a future high school.

Key Policy Issues

Consistency with the *San Jose 2020 General Plan Major Strategies, Goals and Policies*

The *San Jose 2020 General Plan Major Strategies, Goals and Policies* provide the "vision" for San José, particularly related to its future growth and development.

Economic Development Major Strategy, Goals and Policies. The City's economic development strategy strives to make San Jose a more "balanced community" by encouraging more commercial and industrial growth to balance existing residential development, by creating an equitable distribution of job centers and residential areas, and by controlling the timing of development.

The proposed amendment to convert the Evergreen Valley College site to Mixed Use with No Underlying Land Use Designation is consistent with the Economic Development Major Strategy, Goals and Policies in that development of the site would allow development of between 100,000 square feet (Task Force proposal) and 195,000 square feet (Developer and Staff proposal) of commercial/office. It is projected that this site could accommodate new neighborhood serving commercial based on a retail study commissioned by the City of San José in September 2005. City staff and consultants have

concluded that local-serving retail and professional office (e.g., medical and dental) development within the greater Evergreen area would provide the City with needed tax revenue. Such commercial development, while not compensating for the loss of potential Driving Industry jobs resulting from the reduction in Campus Industrial lands, would provide new mid-tier/household-serving industry employment opportunities.

Several community members, Task Force members and local businesses (Lunardi's, Cosentino's, Shapell, Canyon Creek Shopping Center) have consistently opposed the recommendation from the City commissioned retail study that the Evergreen Valley College site would be a good location for a traditional supermarket. Opposition is primarily based on the potential impact a new grocery store would have on the existing Lunardi's (Evergreen Village Center) and Cosentino's (Canyon Creek) grocery stores and their respective shopping centers. Lunardi's and Shapell Industries each commissioned their own private retail analysis, which concluded that a supermarket at the Evergreen Valley College site would likely be successful, but would result in the substantial decline in sales for Lunardi's and Cosentino's.

The Economic Development Goals and Policies strive to: 1) create more job opportunities for existing and future residents; 2) create a stronger municipal tax base by obtaining a greater share of the total industrial and commercial tax base; and 3) encourage a mix of land uses in appropriate locations.

The proposal to allow a mix of high density housing and new commercial/office development would be consistent with the Economic Development Goals and Policies in that the proposed development would allow up to 500 new dwelling units in a vertical or horizontal mixed-use configuration and thereby supporting/balancing the proposed housing with new jobs in the area.

Increasing opportunities for additional commercial/retail/office space would help alleviate some of the industrial conversion proposed as part of the EEHVS by creating alternate job opportunities and providing a tax base through retail and retail oriented services.

Additionally, the subject site is located in an area that is conducive to successful commercial/retail/office, given the proximity to and potential synergy with the Evergreen Valley College campus, location along the intersection of two major area roadways (San Felipe and Yerba Buena Roads), and a large supply of existing and proposed housing in the surrounding area.

Growth Management and Greenline/Urban Growth Boundary Major Strategies. The proposed amendment is consistent with the City's growth management and Greenline/Urban Growth Boundary major strategies in that the subject site is within the Urban Growth Boundary and Urban Service Area. The proposed mix of commercial/office and housing would add new development to an area with existing and planned infrastructure.

Housing Major Strategy and Residential Goals and Policies. The proposed amendment is consistent with the Housing Major Strategy in that it would provide additional opportunities for housing development within the City's Urban Service Area and the density range of the proposed amendment would likely result in a variety of housing types including higher density residential (i.e., attached townhomes, apartments) of which there has been very little new development in the Evergreen area. The proposed amendment furthers the residential land use policies that encourage distribution of higher residential densities throughout the community where historically single-family detached subdivisions have been built. The City's urban design policies encourage appropriate architectural and site design controls to protect the surrounding neighborhood and provide a proper transition/buffer from the

existing single-family developments to the north. Additionally the developers are proposing that up to 40% of the dwelling units be classified as affordable, moderate income housing consistent with the City's affordable housing goals.

Sustainable City Major Strategy and Balanced Community Policies. The Sustainable City Strategy is a statement of the City's commitment to becoming an environmentally and economically sustainable city. The purpose of the EEHVS and the subject General Plan amendment would be consistent with the Sustainable City Major Strategy in that the project is attempting to balance additional traffic congestion from increased development with new transportation improvements and community amenities beyond what the City would typically require. Additionally, in order to address this strategy's goal to efficiently use local resources, a set of Green Building guidelines are proposed as part of the update to the EDP.

The proposed General Plan amendment to change the land use designation from Public/Quasi-Public to Mixed Use with No Underlying Land Use Designation is consistent with the Balanced Community Policies in that the project is attempting to balance new commercial/office development with new residential development. The subject General Plan amendment is also consistent with the Balanced Community Policies in that it would provide varied residential densities and housing types with new transportation, bicycle and pedestrian facilities.

Consistency with the City Council's Vision and Expected Outcomes

On June 21, 2005 the City Council adopted ten Vision and Expected Outcomes for the Evergreen•East Hills Vision Strategy (EEHVS) process. The Vision and Expected Outcomes apply to the overall EEHVS project including the proposed General Plan Amendments and updated Evergreen Development Policy (EDP). The updated EDP is the policy vehicle for ensuring overall consistency with the Vision and Expected Outcomes. Detailed analysis regarding consistency with the Vision and Expected Outcomes is discussed in the staff report for the EDP.

Conversion of Public/Quasi-Public Land

The EEHVS Task Force has indicated that, as an alternative to their proposal, the Evergreen Valley College property should be considered as a potential site for a new high school. A decision regarding this proposal would result from future negotiations between the Evergreen Valley College and the East Side Union High School District.

It is also important to note that, despite any development capacity that may be allowed on this site through the proposed EDP update and this proposed General Plan amendment, Evergreen Valley College may choose to expand its existing educational facilities on this site without local jurisdictional authority, consistent with State law. Previous Task Force discussions regarding the distribution of affordable housing amongst the four opportunity sites have included the concept of concentrating affordable units on the Arcadia and Evergreen Valley College sites. This approach could be affected by any future decision by the college to abandon their plans to develop the site other than for educational purposes.

PUBLIC OUTREACH



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)**

As described in the public outreach section of the EDP staff report this project has conducted public outreach and community involvement that extends beyond the requirements of Council Policy 6-30: Public Outreach for Pending Land Use and Development Proposals.

CEQA

An Environmental Impact Report (EIR), entitled *Evergreen•East Hills Vision Strategy Project*, was prepared for the proposed Evergreen•East Hills Vision Strategy and provides both program level and project level environmental review appropriate to address and evaluate the environmental impacts of the project appropriate for the adoption of the proposed General Plan amendments, modification of the Evergreen Development Policy, funding agreement, and subsequent Planned Development (PD) rezonings. The Draft EIR was circulated for public review and comment from February 3, 2006 to March 20, 2006.

The DEIR analyzed the EEHVS project and its environmental setting, identified potentially significant environmental impacts, and proposed mitigation measures to reduce significant impacts to less than significant levels where possible, for the following issues:

- | | |
|------------------------------|--|
| 1. Land Use | 9. Geology |
| 2. Transportation & Traffic | 10. Energy |
| 3. Noise | 11. Utilities and Service Systems |
| 4. Biological Resources | 12. Population, Jobs & Housing |
| 5. Cultural Resources | 13. Hazards & Hazardous Materials |
| 6. Hydrology & Water Quality | 14. Availability of Public Facilities & Services |
| 7. Air Quality | 15. Alternatives to the Project |
| 8. Visual & Aesthetics | 16. Cumulative Impacts |

The DEIR identifies certain impacts as “Less-than-Significant with Mitigation” with applicant-proposed mitigation regarding: Transportation & Traffic; Noise; Air Quality; Cultural Resources; Biological Resources; Geology; Hydrology & Water Quality; Hazards & Hazardous Materials; and, Visual & Aesthetics.

An EIR conclusion of, “Significant Unavoidable Impact” assumes that a project impact would exceed the City’s significance thresholds even with changes or mitigations included in the project.

The DEIR identifies as a, “Significant Unavoidable Impact” certain project impacts on: Land Use; Transportation & Traffic; Noise; Air Quality; Visual & Aesthetics; Energy; and, Population, Jobs & Housing.

The EIR identifies, “Significant Unavoidable Cumulative Impacts” for the project’s impacts on: Transportation & Traffic; Noise, Air Quality; Biological Resources; Visual & Aesthetics; and, Energy.

For certain of the project’s impacts on: Biological Resources; and Energy the EIR concludes, “Unless Mitigation is Determined to be Feasible & Made a Condition of Approval, Impact will be Significant & Unavoidable”.

CONCLUSION

Staff’s recommendation incorporates the most efficient utilization of the College property, with a higher range of proposed residential development and proposed retail/commercial and office uses.

Planning staff recommends the Planning Commission forward to the City Council the following recommendation:

Amending the General Plan Land Use/Transportation Diagram on the Evergreen Valley College site as follows:

- Mixed Use with No Underlying Land Use Designation, incorporating the following:
High Density Residential (25-50 DU/AC) for between 375 and 500 dwelling units; General Commercial for up to 95,000 square feet of office and up to 100,000 square feet of commercial (no full service grocery store); 2 acres of Public/Quasi-Public for a public library

Should the Planning Commission not support the proposed Evergreen Development Policy update and prefer that these development opportunities be considered as part of the upcoming General Plan update, then the Planning Commission should forward to the City Council a recommendation of no change to the General Plan.

Attachments

cc:

Staff Recommended Text Amendment

Amend Appendix F, Mixed Use Inventory, page F-7:

Map Reference Number	Location	Amendment File Number	Use Mix	Use Intensity Range
<u>MU#22</u>	<u>North side of Yerba Buena Road, 350 feet easterly of San Felipe Road</u>	<u>GP05-08-01F</u>	<u>High Density Residential (25-50 DU/AC)</u> <u>General Commercial</u> <u>Public/Quasi-Public</u>	<u>Between 375 and 500 Dwelling Units</u> <u>Up to 95,000 square feet of office; up to 100,000 square feet of commercial (no supermarket greater than 50,000 square feet)</u> <u>2 acres for a public library</u>