



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Planning Commission

SUBJECT: GP06-T-06

DATE: November 20, 2006

COUNCIL DISTRICT: 10
SNI: NONE

SUBJECT: GP06-T-06. General Plan Text Amendment request to delete language allowing certain limited, interim outdoor recreational uses on public properties in the South Almaden Valley Urban Reserve.

RECOMMENDATION

The Planning Commission voted 6-0-1 (Commissioner Pham, absent) to recommend to the City Council approval of the proposed General Plan text amendment to delete language allowing certain limited, interim outdoor recreational uses on public properties in the South Almaden Valley Urban Reserve.

BACKGROUND

On November 13, 2006, the Planning Commission held a public hearing to consider a staff- initiated General Plan text amendment to delete language allowing certain limited, interim outdoor recreational uses on public properties in the South Almaden Valley Urban Reserve.

OUTCOME

City Council approval of the proposed General Plan text amendment will revise the General Plan to reflect the current status of the subject property in the South Almaden Valley Urban Reserve.

ANALYSIS

One community resident, George Stepanenko, spoke on the item, stating that the proposed amendment violates state General Plan law by not being included in a comprehensive General Plan update. He stated his support for the proposed text amendment.

PUBLIC OUTREACH/INTEREST

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

Although this item does not meet any of the above criteria, staff followed City Council Policy 6-30: Public Outreach Policy. Notice of the proposed text amendment was mailed to all property owners and tenants in the South Almaden Valley Urban Reserve. Staff received five telephone calls from area residents inquiring about the amendment. Three stated their support for the amendment. No one expressed opposition to the amendment. The Department web site contains information regarding the General Plan process, amendments, staff reports, and hearing schedules. This web site is available to any member of the public and contains the most current information regarding the status of the amendments.

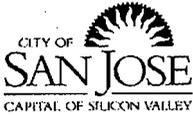
COORDINATION

Review of this General Plan amendment was coordinated with the Department of Department of Parks, Recreation and Neighborhood Services and the City Attorney's Office.

CEQA

The San Jose 2020 General Plan Final Environmental Impact Report, certified by the City Council on August 16, 1994, Resolution # 65459.


for Joseph Horwedel,
Secretary, Planning Commission



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

Hearing Date/Agenda Number:
P.C. 11/13/06 Item: **6b**
C.C. 12/12/06 Item:

File Number:
GP06-T-06

Council District and SNI Area:
10

Major Thoroughfares Map Number:
N/A

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

Project Manager:
Stan Ketchum

GENERAL PLAN REPORT

2006 Fall Hearing

TEXT REFERENCE:

Amend Chapter V. Land Use/Transportation Diagram; Urban Reserve, South Almaden Valley Urban Reserve, page 225

PROJECT DESCRIPTION:

Amend the *San Jose 2020 General Plan* text to delete language allowing certain limited, interim outdoor recreational uses on public properties in the South Almaden Valley Urban Reserve.

LOCATION:

South Almaden Valley Urban Reserve

ACREAGE: N/A

APPLICANT/OWNER:

Staff/various owners

ENVIRONMENTAL REVIEW STATUS:

San Jose 2020 General Plan Final Environmental Impact Report, certified by the City Council on August 16, 1994, Resolution # 65459.

PLANNING STAFF RECOMMENDATION:

Adopt the proposed text Amendment

Approved by:

Date:

Stanley Ketchum
Nov. 8, 2006

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- Valley Transportation Authority – The VTA has no comments on the proposed text amendment

GENERAL CORRESPONDENCE:

- None received.

ANALYSIS AND RECOMMENDATIONS:**PROJECT DESCRIPTION**

This is a staff initiated text amendment to delete language from the South Almaden Valley Urban Reserve section allowing certain limited, interim outdoor recreational uses on public properties in the South Almaden Valley Urban Reserve (SAVUR).

BACKGROUND

The subject language was added to the General Plan text in December, 2004 when the City was considering a proposed, interim youth sports field complex to be constructed on land owned by the San Jose Unified School District on McKean Road. Earlier this year, the San Jose Unified School District notified the City that the property on McKean Road was no longer available for consideration as a site for any sports field complex.

ANALYSIS

The San Jose Unified School District property on McKean Road was the public property located in the South Almaden Valley Urban Reserve under consideration for an interim sports fields complex. Since the School District has made it clear to the City that their property is no longer available for any proposed recreational use, the language added to the General Plan that would have allowed an interim recreational project to be consistent with the General Plan is no longer required. There currently is no other property within the SAVUR to which this amendment could apply. Therefore, Planning Staff is recommending that the specific language added to this section of the General Plan in 2004 to address the now defunct proposal related to the School District's McKean Road property be removed from the General Plan.

ENVIRONMENTAL REVIEW

The proposed text amendment would take the language of this section of the General Plan back to its previous substantive form and is covered by the San Jose 2020 General Plan Final

Environmental Impact Report, certified by the City Council on August 16, 1994, Resolution No. 65459.

PUBLIC OUTREACH

Notice of the proposed text amendment was mailed to property owners within the South Almaden Valley Reserve. Staff has received several telephone calls from area residents and others inquiring as to the intent of the proposed text amendment. In addition, the Department's website contains information regarding the General Plan process, amendments, staff reports and hearing schedule. This website is used by the community to keep informed of the status of the amendments.

COORDINATION

Preparation of this staff report was coordinated with the Department of Parks, Recreation and Neighborhood Services, as well as the Office of the City Attorney.

RECOMMENDATION

Adopt the proposed text amendment.

Attachment

PBCE002/GP_Team/002/GP06-T-05/staff report.doc

Proposed General Plan Text Amendment

GP 06-T-06

City of San Jose General Plan text amendment to amend Chapter V. Land Use/Transportation Diagram; Urban Reserve, South Almaden Valley Urban Reserve, page 225, by deleting the language indicated by ~~strikeout~~ in the following paragraphs:

Interim Uses

~~Until such time as the specific plan becomes effective, the allowed land uses and standards of the Rural Residential land use designation shall apply in the SAVUR. In addition, because this area has been identified as potentially appropriate for urban uses and inclusion in the Urban Service Area at some point in the future once certain preconditions have first been satisfied as discussed in this Section, it is appropriate to allow certain limited, interim recreational uses on public property that are consistent with the long term character of the SAVUR, as well as other goals and policies of the San Jose 2020 General Plan. Limited outdoor public recreation uses such as trails and sports fields which do not require permanent urban infrastructure or improvements may be allowed on a case by case basis. Any such use would be subject to the following specific requirements:~~

- ~~1. Site improvements should include only limited structures necessary to support outdoor public recreation. Such improvements must be modified or removed from the site in the future, in conformance with the requirements of the SAVUR Specific Plan.~~
- ~~2. Permanent urban infrastructure, such as storm and sanitary sewers and underground water lines cannot be extended to serve any outdoor public recreation use within the SAVUR.~~
- ~~3. Such recreational facilities and uses should serve primarily the recreational needs of the local community.~~
- ~~4.1. Any such use does not alter the application of the Urban Reserve "triggers" nor the specific planning process as stated below."~~