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# Memorandum

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TO: Honorable Mayor & City Council

FROM: Vice Mayor Dave Cortese

SUBJECT: District 8 General Plan Text Amendment

DATE: December 18, 2007

APPROVED:

*Dave Cortese R.C.*

DATE:

*12/18/07*

## RECOMMENDATION

It is recommended that the San Jose City Council:

1. Approve staff's proposed text amendment language with the following modifications (underlined and strikethrough ) to the policy language related to grocery store size limitation:

*"Grocery stores are limited to a maximum floor area of 20,000 square feet in Southeast Evergreen (in the area bounded by Aborn Road to the north, San Felipe Road to the west and the City's Urban Service Boundary to the south). Excepted from this policy are grocery stores ~~existing and~~ permitted prior to January 1, 2007. Expansion or relocation of existing permitted grocery stores may be allowed upon the same site or within the center in accordance with zoning regulations and PD permitting processes as well as any other applicable City laws.*

2. Direct staff to provide an update to either the annual General Plan: Economic Development and Employment Lands Study Session or in an equivalent form on their efforts to locate and/or encourage employment-serving uses at the industrial campus property on Yerba Buena Road including, but not limited to:
  - a. Opportunities to implement goals 1 (Create 25,000 Clean Tech jobs as the World Center of Clean Tech Innovation) and 4 (Build or retrofit 50 million square feet of green buildings) contained in Mayor Reed's Green Vision.
  - b. Federal and state grant opportunities to help implement reverse-commute projects such as the Job Assistance and Reverse Commute program administered by the Federal Transit Administration via the Metropolitan Transportation Commission.
3. Direct staff to continue working closely with Shapell Industries to fill vacant storefronts at the Evergreen Village Square with quality retail services.

## **BACKGROUND**

The general plan text amendment initiated by staff and modified herein intends to achieve the following policy objectives of the City Council:

- Smart growth: the proliferation and preservation of walkable communities which includes neighborhood serving uses such as grocery stores, coffee shops, etc.
- Jobs-housing balance: the location of business tax generating uses to support city services and infrastructure.
- Reverse commute: the balanced distribution of residential and industrial communities so as to support a congestion-free transportation system.

Council's support of the General Plan Text Amendment with the modification noted in recommendation #1 will underscore its support of the policy objectives enumerated above. The directions regarding the campus industrial property will focus professional staff's efforts on implementing the tenets of Mayor Reed's Green Vision while also exploring unique opportunities to test reverse-commute opportunities in a part of San Jose that was designed with the intention of a reverse-commute lifestyle. Finally, the protection afforded to permitted grocery uses within the boundaries of Southeast Evergreen (as defined above) reflects the Council's continued commitment to the City of San Jose's first-ever specific plan community, which from a residential capacity perspective has been a tremendous success but from a commercial capacity still needs close involvement of the city in order to ensure its long-term success.

This memorandum has been coordinated with the Office of the City Attorney and the Department of Planning, Building and Code Enforcement.