GP AGENDA: 12-14-04
ITEM: 12.1 b (1)+(2)

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: **SEE BELOW**

DATE: December 1, 2004

COUNCIL DISTRICT: 5
SNI AREA: None

SUBJECT: GP04-05-04 and C04-083. THE ITEMS BEING CONSIDERED ARE LOCATED AT THE WEST SIDE OF NORTH WHITE ROAD, 210 FEET SOUTH OF MCKEE ROAD ON A 1.38-ACRE SITE:

1) GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE/ TRANSPORTATION DIAGRAM DESIGNATION FROM MEDIUM LOW DENSITY RESIDENTIAL (8 DU/AC) TO NEIGHBORHOOD/COMMUNITY COMMERCIAL.
2) CONFORMING REZONING FROM R-1-8 RESIDENTIAL TO CP COMMERCIAL PEDESTRIAN ZONING DISTRICT.

RECOMMENDATION

The Planning Commission voted 7-0-0 to recommend adoption of the General Plan amendment to Neighborhood/Community Commercial and a conforming rezoning to CP Commercial Pedestrian for the property located at the west side of North White Road, 210 feet south of McKee Road (253 and 271 North White Road).

BACKGROUND

On November 29, 2004, the Planning Commission held a public hearing to consider a privately-initiated General Plan amendment request to change the *San Jose 2020 General Plan* Land Use/Transportation Diagram designation from Medium Low Density Residential (8 DU/AC) to Neighborhood/Community Commercial and conforming rezoning from R-1-8 Residential to CP Commercial Pedestrian Zoning District on 1.38 acres located at the west side of North White Road, approximately 210 feet southerly of McKee Road (253 and 271 North White Road). The Director of Planning, Building and Code Enforcement recommended approval of the General Plan amendment and conforming rezoning.

As explained in the attached staff report, the Neighborhood/Community Commercial General Plan designation is consistent with the General Plan's Major Strategies, goals, and policies. This land use designation on this site would encourage commercial uses designed to be compatible with the existing and planned residential uses in the vicinity of the site. The proposed associated rezoning to CP Commercial Pedestrian is a conforming zoning that would be consistent with the

Neighborhood/Community Commercial General Plan land use designation. The CP zoning designation furthers the goal of encouraging neighborhood supporting commercial uses with development standards that encourage pedestrian oriented commercial buildings and uses. Future development of the site would be subject to further discretionary review by the City.

ANALYSIS

This item was considered as part of the consent calendar, with no discussion by the Planning Commission. No one appeared in support of, or in opposition to, the proposed General Plan amendment and Conforming rezoning. The Planning Commission then reviewed and considered the Mitigated Negative Declaration and found it in conformance with CEQA. The Commission voted 7-0-0 to recommend to the City Council adoption of the General Plan amendment and Conforming rezoning.

PUBLIC OUTREACH

The property owners and occupants within a 1000-foot radius of the subject site were sent a newsletter regarding the two community meetings that were held on October 6 and 7, 2004. They also received a notice of the public hearings to be held on the subject amendment before the Planning Commission and the City Council. In addition, the Department's web site contains information regarding the General Plan process, amendments, staff reports, and hearing schedule. This site is used by the community to keep informed of the status of the amendments.

CEQA

A Mitigated Negative Declaration was adopted on November 29, 2004.

Harley Ketel
for STEPHEN M. HAASE
Secretary, Planning Commission