

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: November 23, 2004

COUNCIL DISTRICT: 6
SNI AREA: N/A

SUBJECT: GP03-06-01: This is a staff initiated General Plan amendment to change the *San Jose 2020 General Plan Land Use/Transportation Diagram* designation from Light Industrial with Mixed Industrial Overlay to High Density Residential (25-50 DU/AC) on an approximately 7.05-acre site located in an area generally bounded by Highway 87 to the east, Curtner Avenue to the south, and Canoas Gardens Avenue to the west (2220, 2240, 2260, and 2270 Canoas Garden Avenue).

RECOMMENDATION

The Planning Commission voted 6-0-1 (Commissioner Zito absent) to recommend approval of the staff initiated change to the *San Jose 2020 General Plan Land Use/Transportation Diagram* designation from Light Industrial with Mixed Industrial Overlay to High Density Residential (25-50 DU/AC) on the approximately 7.05-acre site.

BACKGROUND

On November 17, 2004, the Planning Commission held a public hearing to consider a staff initiated General Plan amendment request, File No. GP03-06-01, to change the General Plan Land Use/Transportation Diagram designation from Light Industrial with Mixed Industrial Overlay to High Density Residential (25-50 DU/AC) on an approximately 7.05-acre site located in an area generally bounded by Highway 87 to the east, Curtner Avenue to the south, and Canoas Gardens Avenue to the west (2220, 2240, 2260, and 2270 Canoas Garden Avenue). This amendment is part the Housing Opportunities Study Phase III.

ANALYSIS

Public Testimony

William Garbett, a member of the public, expressed concerns regarding the appropriateness of housing on the site, given the proximity of mobile homes, the Women's Detention Center, and Light Industrial uses. He questioned whether residential development on the site would positively affect ridership of the VTA Light Rail Transit line. Keith Claxton, another member of

the public, stated that he worked in real estate and that he had concerns about the proposed residential density range of 25-50 dwelling units per acre. He stated that the Planning Commission should consider the fact that this type of residential density appeals to a certain segment, and presents constraints to developers regarding the selection of type of building construction. At 45-50 dwelling units per acre, steel construction is generally required, and the unit type is typically a condominium. Mr. Claxton also commented that it is not safe to walk to shopping areas from the site. Planning staff acknowledged that the site was a difficult one to redevelop with housing. As the experience with the Housing Opportunities Study has shown, finding vacant or underutilized sites in San Jose that could be viable for high density residential development presents challenges, and very few sites are ideal. Staff stated, however, that the proposed land use designation of High Density Residential (25-50 DU/AC) has been applied successfully on many sites throughout the City and would be appropriate for the subject site, given the proximity of transit.

Commission Discussion

Commissioner Platten concurred with staff that the site would be somewhat difficult to redevelop with housing, but that there is already residential development of a similar density in close proximity to the site as well as transit. Commissioners James and Levy agreed that the proposed designation made sense. The Commission then voted 6-0-1 (Commissioner Zito absent) to recommend that the City Council adopt staff's recommendation of High Density Residential (25-50 DU/AC) on the approximately 7.05-acre site.

PUBLIC OUTREACH

The property owners and occupants within a 1,000-foot radius were sent a newsletter regarding the two community meetings that were held on October 6 and October 7, 2004. They also received a notice of the Housing Opportunities Study Phase III Environmental Impact Report and a notice of the public hearings to be held on the subject amendment before the Planning Commission on November 17, 2004 and City Council on December 7, 2004. 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.

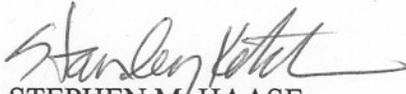
COORDINATION

The review of this General Plan amendment was coordinated with the Department of Public Works, the Fire Department, Department of Transportation, City Attorney, Santa Clara Valley Water District, Santa Clara Valley Transportation Authority, Pacific Gas and Electric, the Parks, Recreation and Neighborhood Services Department, and the Parks and Recreation Commission.

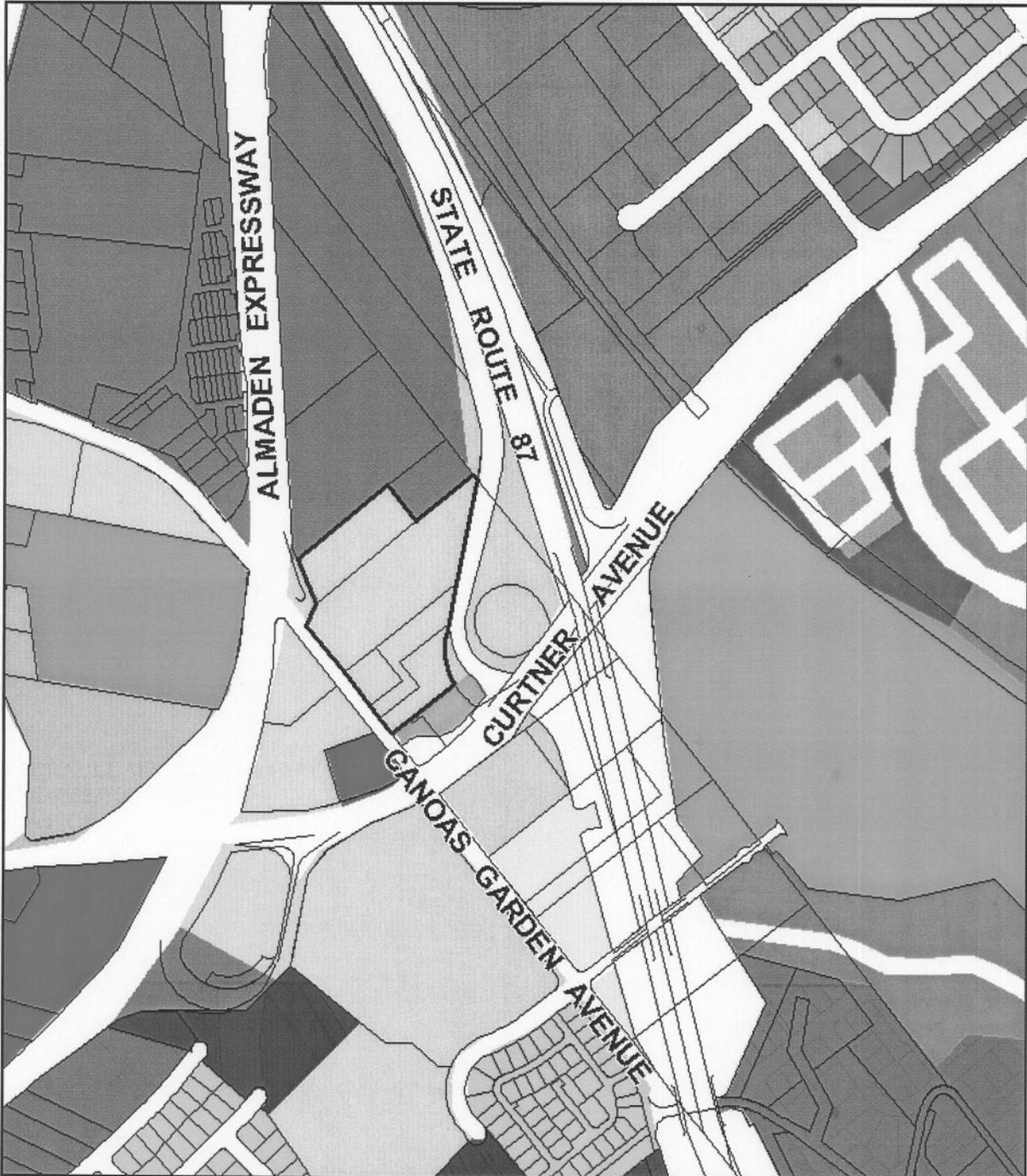
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CEQA

The Final Environmental Impact Report for the Housing Opportunities Study Phase III was certified by the Planning Commission on November 17, 2004.


for STEPHEN M. HAASE
Secretary, Planning Commission

GP03-06-01




CITY OF
SAN JOSE
FOUNDED 1850
Department of Planning, Building
and Code Enforcement
Planning Services Division

 Sites


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Scale: 1" = 500'
Quad: 99