



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: April 30, 2008

COUNCIL DISTRICT: 4

SUBJECT: GP07-04-02. GENERAL PLAN AMENDMENT REQUEST TO CHANGE THE SAN JOSÉ 2020 GENERAL PLAN LAND USE/TRANSPORTATION DIAGRAM DESIGNATION FROM INDUSTRIAL PARK TO COMBINED INDUSTRIAL/COMMERCIAL ON AN 8.5-ACRE SITE LOCATED ON THE NORTHWEST CORNER OF BROKAW ROAD AND OAKLAND ROAD (1015, 1075 EAST BROKAW ROAD).

RECOMMENDATION

The Planning Commission voted 5-0-2 (Commissioners Zito and Campos absent) to recommend approval of the General Plan amendment request to change the Land Use/Transportation Diagram designation from Industrial Park to Combined Industrial/Commercial.

OUTCOME

If approved, the proposed General Plan amendment to Combined Industrial/Commercial could allow a broad range of commercial, office, or industrial uses or a compatible mixture of these uses. The uses of the Industrial Park, Light Industrial, General Commercial, and Neighborhood/Community Commercial land use designations are consistent with this use category.

BACKGROUND

On April 21, 2008, the Planning Commission held a public hearing to consider the proposed General Plan amendment. The Director of Planning, Building and Code Enforcement recommended approval of the General Plan amendment.

The Planning Commission voted 5-0-2 (Commissioners Zito and Campos absent) to recommend to the City Council approval of the subject General Plan text amendment request. The proposal was on the consent calendar portion of the agenda and was recommended for approval without discussion or public testimony.

ANALYSIS

See original staff report for analysis of the proposed General Plan amendment.

POLICY ALTERNATIVES

Alternative 1: Denial of the proposed General Plan amendment

Pros: The Council has made a recent emphasis for the preservation of employment lands.

Cons: Denial would decrease the opportunities for the economic development of this property.

Reason for not recommending: This alternative is not recommended because it would not allow the full range of commercial and industrial uses that are likely to be viable on the site.

PUBLIC OUTREACH/INTEREST

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criterion 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)**
- Criterion 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 proposal does not meet any of the criteria, in accordance with the Council Public Outreach Policy, a community meeting was held on March 12, 2008 at the meeting room at 1075 East Brokaw Road. No member of the general public showed up at the meeting. A joint notice of the public hearings to be held on the subject General Plan amendment before the Planning Commission on April 21, 2008 and City Council on May 20, 2008 was published, posted on the City's web site and distributed to the owners and tenants of all properties located within 1,000 feet of the project site. The Department of Planning, Building and Code Enforcement web site also contains information regarding the General Plan process, amendments, staff reports, and hearing schedules. This web site is available with the most current information regarding the status of the General Plan amendments. This General Plan amendment is subject to the State of California Tribal Consultation Guidelines and was referred to the tribal representatives. Staff requested a 60-day response timeframe in order to meet deadlines for the subject hearing dates. To date, no comments from tribal representatives on the subject General Plan amendment request have been received.

COORDINATION

This project was coordinated with the Department of Public Works, Transportation, Fire Department, Environmental Services Department, Valley Transportation Authority, the Santa Clara Valley Water District, and the City Attorney's Office.

FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan policies as discussed in attached staff report.

COST SUMMARY/IMPLICATIONS

Not applicable.

BUDGET REFERENCE

Not applicable.

CEQA

An Addendum to North San José Development Policy EIR Resolution No. 72768 adopted on June 21, 2005.


For JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Andrew Crabtree, Department of Planning, Building and Code Enforcement at 535-7893.