



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: December 2, 2010

COUNCIL DISTRICT: 8
SNI AREA: West Evergreen

SUBJECT: GENERAL PLAN AMENDMENT PROPOSALS (FILE NOS GPT05-08-01 AND GP05-08-01A THROUGH F) AND ALTERNATE DRAFT ENVISION 2040 LAND USE DESIGNATION REQUEST (REQUEST NO. ESJ2040-006) LOCATED IN THE EVERGREEN*EAST HILLS DEVELOPMENT POLICY AREA.

RECOMMENDATION

The Planning Commission voted unanimously, 6-0-1 (Commissioner Kamkar absent), to support staff's recommendation that the City Council deny all of the inactive General Plan Amendment applications associated with the Evergreen*East Hills Vision Strategy (File Nos. GPT05-08-01 and GP05-08-01A through F) and reject the request for Alternative Draft Envision 2040 Land Use Designation (Request No. ESJ2040-006).

OUTCOME

Should the City Council deny the General Plan Amendments and reject the request for Alternative Draft Envision 2040 Land Use Designation, the sites associated with the applications would remain as they are currently designated under the San Jose 2020 General Plan and the corresponding Draft Envision 2040 General Plan.

BACKGROUND

The Director of Planning, Building and Code Enforcement recommended denial of the inactive General Plan Amendment applications and rejection of the request for Alternative Draft Envision 2040 Land Use Designation for the reasons stated in the staff report to the Planning Commission, available at: http://www.sanjoseca.gov/clerk/Agenda/20101207/20101207_1004att.pdf.

On December 1, 2010, the Planning Commission held a public hearing to consider the proposed General Plan Amendments and request for Alternative Draft Envision 2040 Land Use Designation. Planning staff gave a brief report to recommend that the Planning Commission forward a recommendation of denial of the General Plan Amendment applications and rejection of the Alternative Draft Envision 2040 Land Use Designation to the City Council.

The applicants for the General Plan Amendment applications and the requestor of the Alternative Draft Envision 2040 Land Use Designation were not present at the hearing.

Stan Perry, a representative of the Duino Family, owners of the former Pleasant Hills Golf Course (File No. GP05-08-01B) expressed support for staff's recommendation and requested that consideration be given through the Envision 2040 General Plan Update process for a "compatible use" to be found for the former golf course site. Mr. Perry submitted a letter addressed to the Planning Commission (attached).

The Commission closed the public hearing. The Planning Commission then voted unanimously, 6-0-1 (Commissioner Kamkar absent), to recommend to the City Council denial of the proposed inactive General Plan Amendments and rejection of the request for Alternative Draft Envision 2040 Land Use Designation. The Planning Commission recommendation included forwarding Mr. Perry's letter to the City Council.

ANALYSIS

For complete analysis please see the original staff report, available at:
http://www.sanjoseca.gov/clerk/Agenda/20101207/20101207_1004att.pdf.

EVALUATION AND FOLLOW-UP

If the proposed General Plan Amendments are denied, the sites will retain their current San Jose 2020 General Plan Land Use/Transportation Diagram designation, which are consistent with the proposed Draft Envision 2040 General Plan Land Use/Transportation Diagram designations.

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)**

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- 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)**

Planning staff had email correspondence and phone conversations with the project applicants, representatives/contacts, and/or owners since October of this year to inform and discuss staff's recommendation on the pending Amendments. A notice of the Planning Commission and City Council public hearings was mailed to the owners, applicants, and representatives/contacts of the project sites and posted on the City's web site. Notices were posted in the San José Post Record and San José Mercury News. Notices were also sent to the District 8 Community Round Table and posted on their website.

Extensive community engagement has been conducted for the Envision General Plan Update, involving the participation of over 4,000 community members through either on-line activities or more than 50 public meetings that have been held to date. This staff report is also posted on the Planning division web site and staff has been available to respond to questions from the public.

COORDINATION

This project was coordinated with the City Attorney's Office.

CEQA

CEQA: Incomplete.

/s/

JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Laurel Prevetti at 408-535-7901.

Attachment

TO: San Jose Planning Commission

FROM: Stan Perry on behalf of the Duino Family, owners of the former Pleasant Hills Golf Course site

DATE: Wednesday, December 1, 2020

RE: File Nos: GPTOS-08-01 and GP 05-08-01 A, B, C, D, E, and F/Request No: ESJ2040-006
Request for Alternative Draft Envision 2040 General Plan Land Use Designation

Three main points should be brought to the attention of the Planning Commission regarding the former Pleasant Hills Golf Course site with the respect to staff's recommendation to deny the pending General Plan Amendment application for the former Pleasant Hills Golf Course site.

- 1) First, the Planning Commission should acknowledge the tremendous investment of community input and staff resources that were expended over a 5 year planning process that contributed to the Evergreen*East Hills Vision Strategy. And, unfortunately, during this lengthy process, the Pleasant Hills Golf Course was forced to close due to the lack of economic viability.
- 2) Second, staff's recommendation to deny the application for a General Plan Amendment to the San Jose 2020 General Plan should not be a reason why the former Pleasant Hills Golf Course should not be considered for a more viable and useful purpose in the Envision 2040 General Plan Update.
- 3) Finally, the Duino Family hopes that the Planning Commission can fully support a more compatible and productive use of the former Pleasant Hills Golf Course site in the Envision 2040 General Plan Update.

Respectfully,



Stan Perry
Representative of the Duino Family