



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: June 6, 2011

COUNCIL DISTRICT: 7
SNI AREA: N/A

SUBJECT: FILE NO. GP10-07-01. GENERAL PLAN AMENDMENT TO CHANGE THE SAN JOSE 2020 LAND USE/TRANSPORTATION DIAGRAM DESIGNATIONS FROM GENERAL COMMERCIAL (APPROX. 7 ACRES) AND HEAVY INDUSTRIAL (APPROX. 12.2 ACRES) TO COMBINED INDUSTRIAL/COMMERCIAL ON A 19.20 GROSS ACRE SITE.

RECOMMENDATION

The Planning Commission voted 5-0-2 (Commissioners Kamkar and Kline absent) to recommend that the City Council approve the proposed General Plan Amendment to change the Land Use/Transportation Diagram designations from General Commercial (approx. 7 acres) and Heavy Industrial (approx. 12.2 acres) to Combined Industrial / Commercial on a 19.2 gross acre site.

OUTCOME

Should the City Council approve the General Plan Amendment, upon approval of a Planned Development Rezoning and Planned Development Permit, the applicant would be allowed to develop a commercial center of up to 257,296 square feet in new and/or existing buildings for the entire 19.75 gross acre site.

BACKGROUND

On May 25, 2011, the Planning Commission opened a public hearing to consider the proposed General Plan Amendment. Micheal Mulcahy, representing all property owners/partners, stated that his goal was to develop a quality commercial center for the surrounding neighborhood, pay attention to the site's historic legacy through the use of appropriate architecture, advance the Monterey Corridor plan and City's employment land policies, and continue to respect the stakeholder input through the process.

Three members of the public spoke in favor of the project stating it would add a shopping center within walking distance to existing homes, provide a trail easement for better east/west bicycle connection through the City via the Three Creeks Trail, and provide needed jobs and improve a blighted neighborhood.

June 6, 2011

Subject: PDC10-026

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Taisia McMahon, representing Save Our Trails, stated that the group wanted to praise the property owners for including the trail as a part of their project. They hope this sets an example for other developers in the area, as new trails will “green” our transportation options.

Commissioner Cahan asked Staff if the project conforms to the Draft Envision San Jose 2040 General Plan and stated she was concerned about the projects conformance to the City’s Policies regarding loss of industrial/employment land. Staff stated that throughout the Envision 2040 process, the Task Force and community members have indicated that promoting economic development and greater fiscal health for the City are their two highest priorities. The plan currently under development is intended to further provide the maximum opportunity for new, fiscally positive commercial and industrial development. Under Envision 2040, the site will be given a designation of Combined Industrial/Commercial and is consistent with the applicant’s requested designation. The proposed Combined Industrial/Commercial designation would allow a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses. As the proposed Envision 2040 designation for this property is Combined Industrial/ Commercial, the project is in conformance with the current and proposed future General Plan designations.

Commissioner Bit-Bidal stated the site is currently surrounded by commercial development, so the General Plan change will not put an undue burden on industrial uses. Commissioner Bit-Badal made a motion to recommend that the City Council approve the proposed General Plan amendment per Staff’s recommendation. The motion passed 5-0-2 with Commissioners Kamkar and Kline absent

ANALYSIS

A complete analysis of the issues regarding this project is contained in the attached staff report.

COORDINATION

This project was coordinated with the Department of Public Works and the City Attorney.

CEQA

Environmental Impact Report, resolution to be adopted

JOSEPH HORWEDEL, SECRETARY
Planning Commission

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

Attachments: Planning Commission Staff Report
May 16, 2011 letter from SDS NexGen Partners LP, property owner



SDS NexGen Partners LP

1122 Willow Street, Suite 201, San Jose, CA 95125

408.298.4264 F 408.298.2408

May 16, 2011

Planning Commission
City of San Jose
c/o Jodie Clark, Project Manager
City of San Jose Planning Division
200 East Santa Clara St., Rm. T-300
San Jose, CA 95113

RE: GP10-07-01 and PDC10-026
Proposed Sun Garden Retail Center on Monterey Road

Dear Commissioners:

I wanted to take this opportunity to introduce myself and my partners, and offer a summary of our planned redevelopment project. We look forward to the Planning Commission hearing on May 25, 2011 that involves certification of the EIR and the Commission's recommendation to the City Council on a General Plan Amendment and PD Zoning.

Sun Garden TIC controls approximately 20 acres of under-developed land along Monterey Road immediately adjacent to the southeast corner of Alma Street (at Monterey Road), one mile south of Downtown San Jose. This site was formerly home to my family's Sun Garden Packing Company which ceased operations after the canning season in late 1997. During its heyday, Sun Garden was the largest independent canner of tomato products in the US. Today, the site maintains 110,000 square feet in two occupied buildings and the balance is vacant land after demolition of the packing facility in summer 2002.

Sun Garden TIC, under the direction of my firm, SDS NexGen Partners LP, assembled a team of professionals in early 2010 to assess development opportunities and perform due diligence work associated with new land use entitlements for the site.

In reviewing the San Jose City Council's current **Policy and Framework for Preservation of Employment Lands**, this site presents a unique opportunity for the City. Future redevelopment was judged to be best guided by this Policy and Framework which encourages use of the Combined Industrial/Commercial (CIC) General Plan designation. Beginning in May 2010, we met with City staff in the Planning and Economic Development Departments and submitted a Preliminary Review application to ensure City coordination before submitting the General Plan Amendment and PD Zoning applications.

Since our first application submittals on June 21, 2010, we have worked closely with all involved City Departments to ensure adequate environmental study, as well as site planning through the PD zoning process, to address any concerns of the City and community.

It is our expectation that use of the Combined Industrial/Commercial (CIC) designation for the site allows full implementation of the referenced Preservation Framework to strengthen the City's economic strategy by:

- Bringing revenue to the City
- Providing jobs to residents
- Facilitating retail development that serves the immediate neighborhoods
- Assuring "no net loss" employment
- Avoiding conversion to residential use

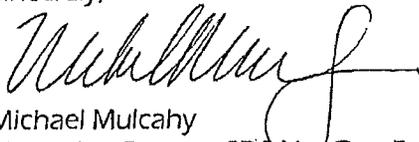
Prior use of the CIC designation in the Monterey corridor has already produced significant results with The Plant – a shopping center at the former General Electric facility. This is a massive power center of 650,000 square feet at Monterey Road and Curtner Avenue. It should be noted that the CIC designation has been applied to properties immediately adjacent to the north and south of our subject property, essentially surrounding, yet currently bypassing our acreage.

This planned development also offers other significant public benefits. This includes a new signalized intersection at the mid-point of the site at Cottage Grove Avenue; land held in reserve to accommodate that portion of the future Three Creeks Trail to be installed at the southern end of the site, and added delivery and customer access via Alma Avenue as we purchased surplus railroad right-of-way in November 2010 to expand the site at the east.

In conclusion, this General Plan Amendment, and subsequent PD Zoning, is expected to further fuel redevelopment of the Monterey corridor, provide job growth, add needed shops and services for the immediate area, increase local tax revenue, and further brighten the landscape of this important San Jose boulevard and corridor.

Thank you in advance for your time and consideration and we look forward to our hearing on May 25th.

Sincerely,



Michael Mulcahy
Managing Partner, SDS NexGen Partners
Development Lead for Sun Garden TIC

cc: Honorable Madison Nguyen, Vice Mayor, San Jose City Council, District 7

STAFF REPORT
PLANNING COMMISSION

File No.: GP10-07-01

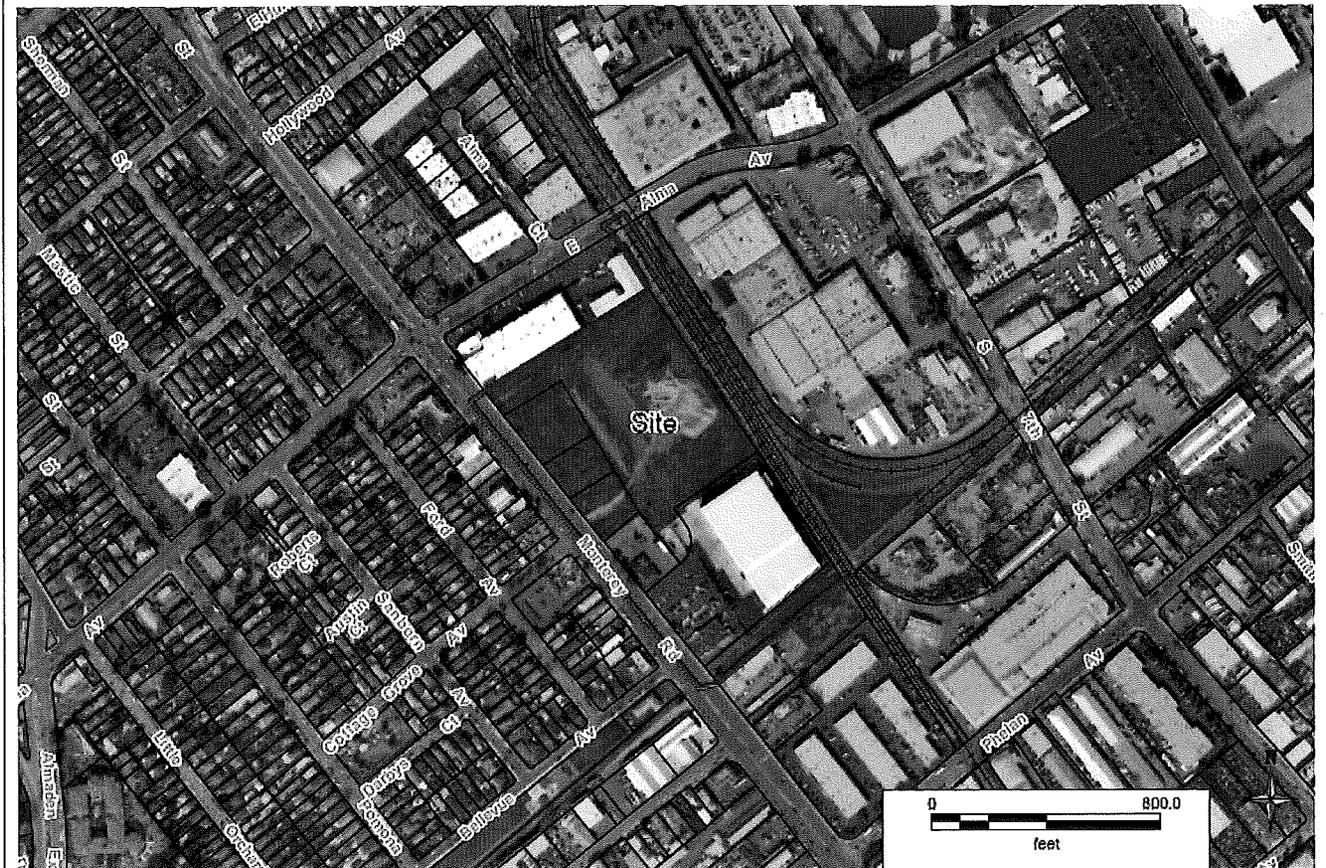
Submitted: 6/21/10

PROJECT DESCRIPTION: General Plan Amendment to change Land Use/Transportation Diagram designations from General Commercial (approx. 7 acres) and Heavy Industrial (approx. 12.2 acres) to Combined Industrial / Commercial on a 19.2 gross acre site.

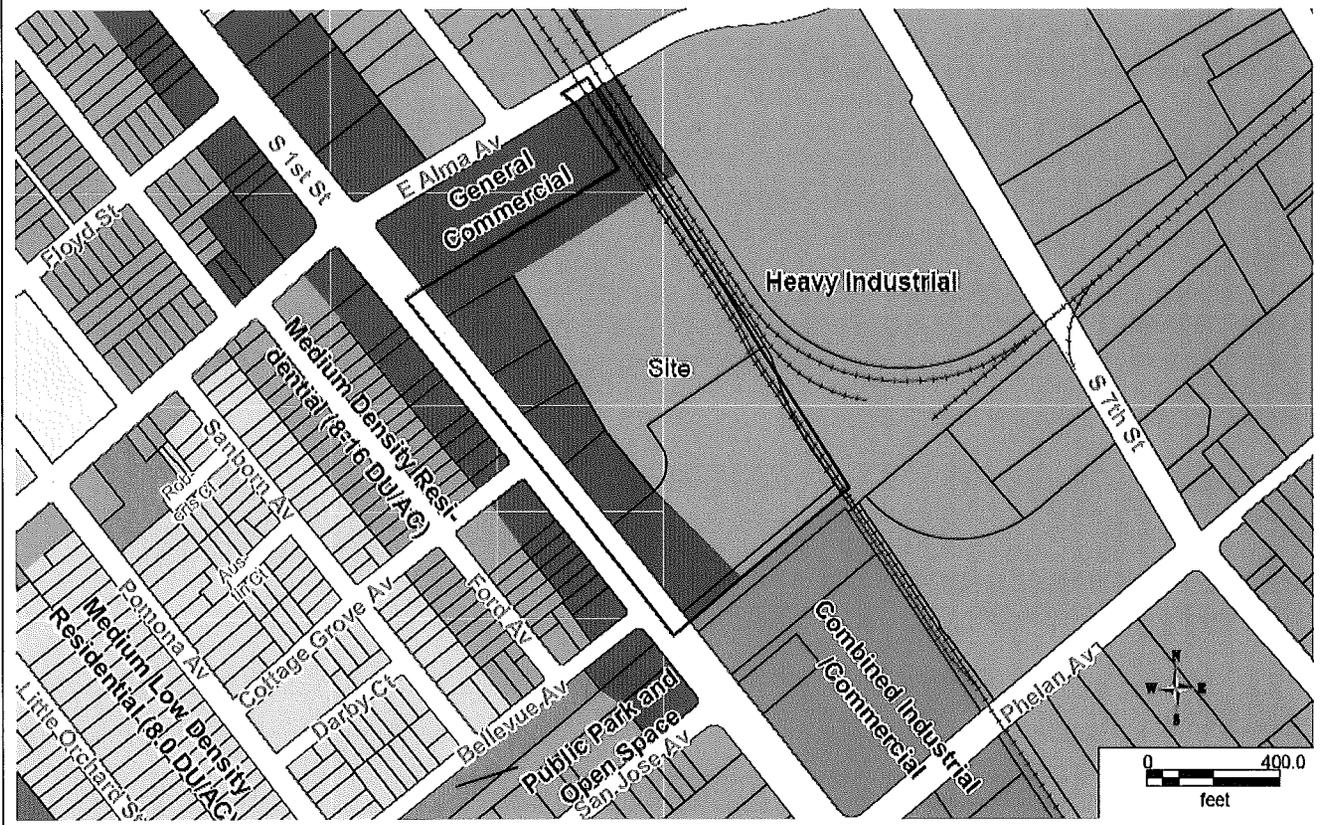
LOCATION: East side of Monterey Road, approximately 500 feet southerly of East Alma Avenue

Existing General Plan	General Commercial; Heavy Industrial
Proposed General Plan	Combined Industrial/Commercial
Zoning	LI-Light Industrial; HI-Heavy Industrial (See pending application File No. PDC10-026)
Council District	7
Annexation Date	07/19/1956
SNI	N/A
Historic Resource	N/A
Redevelopment Area	Monterey Corridor
Specific Plan	N/A

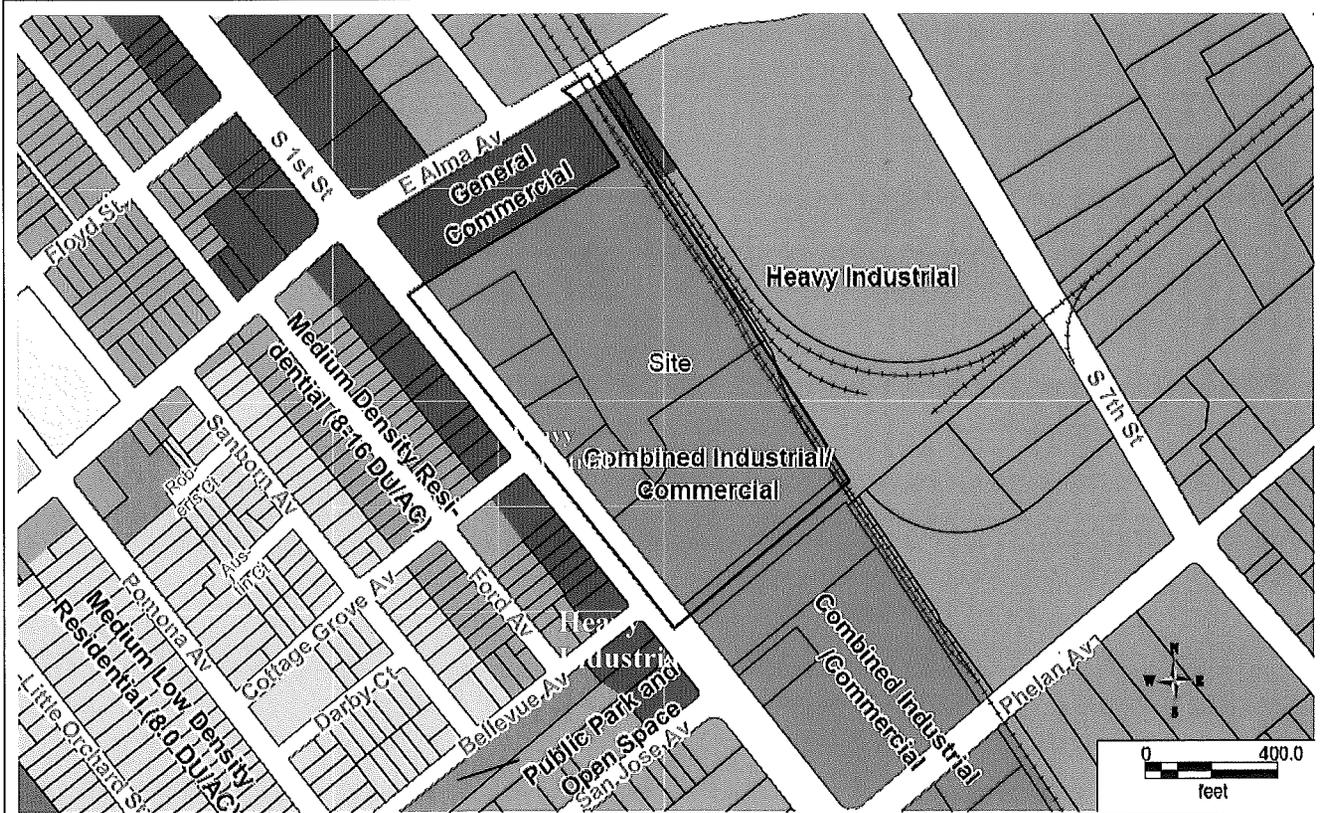
AERIAL MAP



EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN



RECOMMENDATION

Planning staff recommends that the Planning Commission recommend to the City Council approval of the proposed General Plan Amendment on the site for the following reasons:

1. The proposed General Plan Amendment is consistent with the Economic Development, Growth Management and Sustainable City Major Strategies in the San José 2020 General Plan.
2. The proposed General Plan Amendment is consistent with the Monterey Corridor Redevelopment Area.
3. The proposed General Plan Amendment is consistent with the Draft Envision San José 2040 General Plan.
4. The proposed General Plan Amendment is compatible with the existing and surrounding land uses.
5. The proposed project conforms to the requirements of CEQA.

BACKGROUND & PROJECT DESCRIPTION

On June 21, 2010, Michael Mulcahy, on behalf of Sun Gardens Tenants in Common, filed a request for a General Plan Amendment to change the land use designation of property located on the east side of Monterey Road, approximately 500 feet southerly of East Alma Avenue from General Commercial (approx. 7 acres) and Heavy Industrial (approx. 12.2 acres) to Combined Industrial/Commercial on a 19.25 gross acre site.

The property owner has also filed a concurrent Planned Development Zoning Application to rezone the subject site from the LI-Light Industrial and HI-Heavy Industrial Zoning Districts to the CG(PD) Planned Development Zoning District to allow for the demolition of the three existing structures and construction of up to 257,296 square foot of commercial buildings on a 19.75 gross acre site. The proposed rezoning would allow for the option of retaining some of the industrial buildings as well as 100% redevelopment of the site as commercial. The larger rezoning site includes a small strip (0.5 acres) of land along the southerly project boundary that is already designated Combined Industrial/Commercial.

Existing Site Condition and History

The Sun Garden Cannery, founded in the late 1930's, operated on 10-acres in the northern portion of the project site until it was closed in 1996. On February 8, 2002, the buildings were heavily damaged by fire and subsequently approved for demolition. The only building that remains from the original Sun Garden Cannery complex is a 4,655 square foot single-family house that was moved to the project site in the 1960's and converted to an office. Two additional buildings, a 10,866 square foot restaurant and a 100,820 square foot warehouse, occupy the remainder of the site. All three buildings are located on the southern portion of the property. The northern portion is currently vacant.

The property is located in the Monterey Corridor Redevelopment Area. The site is surrounded by a mixture of industrial and commercial uses with an active railroad spur easement along the east edge of the site. The project applicant has acquired a portion of this railroad easement which now provides access to Alma Avenue. The southernmost portion of the project site is currently occupied by an abandoned railroad right-of-way, where the applicant proposes landscaping and a trail easement.

ANALYSIS

The City Council is expected to consider the adoption of the new Envision San Jose 2040 General Plan in October, 2011. The related preferred land use plan has already been developed by the Task Force and endorsed by the City Council. The new plan is now pending approval upon completion of the Environmental Impact Report. For this reason, during this transitional period, this proposal is being evaluated in the context of the new draft plan as well as relevant policies of the current General Plan.

The key issues in analyzing the proposed General Plan Amendment include: 1) appropriateness of the requested land use designations and conformance with the Draft Envision San Jose 2040 General Plan, 2) conformance with the current applicable San José 2020 General Plan Major Strategies, goals, and policies, 3) land use compatibility with the existing and surrounding land uses, 4) conformance to the Monterey Corridor Redevelopment Plan and 5) consistency with the *Framework for Preservation of Employment Lands* criteria.

Appropriateness of Land Use Designations

Existing General Plan Designations

The site has existing land use designations of General Commercial (approx. 7 acres) for the portion along Monterey Road, and Heavy Industrial (approx. 12.2 acres) for the rear portion. A small strip (0.5 acres) of land along the southerly project boundary, formally an old railroad line, is already designated Combined Industrial/Commercial. The existing General Commercial designation is a non-specialized commercial designation intended to permit miscellaneous commercial uses. It includes both strip commercial areas along major thoroughfares as well as freestanding commercial establishments. Business and professional office uses are allowed within this category as well. The area designated for General Commercial is constrained within an area of 150 to 200 foot in depth, which makes it difficult to accommodate any substantial redevelopment or intensification of new commercial uses and adequate provisions for parking.

The existing Heavy Industrial designation is intended for industrial uses with hazardous characteristics which for reasons of health, safety, environmental effects, or welfare are best segregated from other uses. The area currently designated as Heavy Industrial is located behind the General Commercial area described above and represents a significant area of land with very limited frontage on a public street. Visibility and access of the site would be potentially hampered with the independent development of commercial development along Monterey Road if built out in accordance with the San José 2020 General Plan. Since the proposed project does not conform to the existing *Heavy Industrial* land use designation due to the proposed location of commercial/retail land uses, the applicant is proposing a General Plan Amendment to *Combined Industrial/Commercial* for the entire site. If approved, this would facilitate a rezoning to CG(PD)Planned Development to allow for construction of a new neighborhood retail center, but with the possible retention of some of the existing industrial buildings and uses.

Consistency with the Draft Envision San Jose 2040 General Plan

Throughout the Envision 2040 process, the Task Force and community members have indicated that promoting economic development and greater fiscal health for the City are their two highest priorities. Based on this, a Preferred Land Use Scenario that embodies a very ambitious amount of job growth and a very cautious approach to new residential development that takes a global view of the City was selected

for the Draft Plan. The Envision 2040 Land Use/Transportation Diagram and accompanying Land Use designations, currently under development, are intended to further provide the maximum opportunity for new, fiscally positive commercial and industrial development, while minimizing the fiscal impacts of new residential development needed for the City to continue its housing production goals.

Under the Draft Envision San Jose 2040 General Plan, the site will be given a designation of Combined Industrial/Commercial and is consistent with the applicant's requested designation. The proposed Combined Industrial/Commercial designation would allow a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses. Properties with this designation will be intended for commercial, office, or industrial developments or a compatible mix of these uses. This designation would occur in areas where the existing development pattern exhibits a mix of commercial and industrial land uses or in areas on the boundary between commercial and industrial uses. Development intensity can vary significantly in this proposed designation based on the nature of specific uses likely to occur in a particular area. In order to maintain an industrial character, small, suburban strip centers are discouraged in this designation, although larger big-box type developments may be allowed because they mix elements of retail commercial and warehouse forms and uses.

The subject property is located near the northern edge of a larger industrial area and serves as a transition from industrial to commercial uses and then to housing approximately 250 feet to the west. In keeping with the proposed General Plan designation, the property could be developed with a larger big-box type development because they contain a mix of retail commercial and warehouse forms and uses.

Consistency with San José 2020 General Plan Major Strategies, Goals and Policies

Economic Development Major Strategy

The San Jose 2020 General Plan's Economic Development Major Strategy states that economic development is a fundamental priority for future growth to improve the City's financial position and provide employment opportunities for San José's residents. This is also a key concept that is proposed as part of the Draft Envision San Jose 2040 General Plan. The City recognizes the need to identify opportunities for expanding the community's economic base. The proposed General Plan Amendment is consistent with the Economic Development Major Strategy in that, while the proposed land use designation would support some industrial land uses, it would also facilitate opportunities to redevelop or intensify the site with a commercial, industrial, or compatible mixture of commercial and industrial land uses that could provide job opportunities, increase revenue for the City, reduce demand on City services and potentially reduce the leakage of retail tax revenue to neighboring cities.

Growth Management Major Strategy

The purpose of the Growth Management Major Strategy is to address the need to house new population and the need to balance the City's budget, while providing acceptable levels of service. When and where growth occurs can have major implications on City services and fiscal resources. Infill development within urbanized areas is identified as an important means of controlling service costs through increased efficiency. The proposed General Plan Amendment would further the intent of the Growth Management Major Strategy by facilitating opportunities for redevelopment or intensification of the site with commercial or industrial uses, consistent with the Combined Industrial/Commercial land use designation, on an urban infill site where urban facilities and services are already available, thus minimizing the cost to the City of providing services and increasing the City's revenue.

Sustainable City Major Strategy

The Sustainable City Major Strategy encourages the development of a mix of complementary land uses in proximity to each other to reduce traffic congestion, pollution, wastefulness, and environmental degradation. By allowing for the conservation of natural resources, sustainable development is a means of reducing both economic and environmental costs, thereby encouraging and supporting a stronger economy and improving the quality of life for all who live and work in San José. Changing the land use designation of the site to Combined Industrial/Commercial is consistent with the Sustainable City Major Strategy because it would expand the range of uses allowed on-site to include compatible commercial uses, contributing to the mix of land uses in the surrounding area and helping to meet the commercial and retail needs of employees, businesses, and residents in the surrounding vicinity, potentially reducing vehicle trips, air pollution, and increasing retail tax revenue. Policies related to this concept are also proposed in Draft Envision San Jose 2040 General Plan.

Economic Development Goals and Policies

The proposed Combined Industrial/Commercial designation expands the opportunity for a broad range of commercial, office, or industrial development or a compatible mixture of these uses on the site. This land use designation also allows large-format retail as a stand-alone use or as part of a larger retail development. The proposed General Plan Amendment supports Economic Development Goal No. 2 by creating a stronger municipal tax base. Economic Development Policy No. 1 encourages proposals that will improve the job/housing balance. Economic Development Policy No. 2 encourages planning to attract a diverse mix of businesses and industries.

Commercial Land Use Goals and Policies

The proposed General Plan land use designation provides the opportunity for retail uses on-site and implements the Commercial Land Use Goals and Policies of the General Plan. The proposal is consistent with the Commercial Land Use Goal and Policy No.1, which states support for the development of commercial land use in a manner that maximizes community access to retail commercial outlets and services, and best serves the needs of the community. The subject site is located on a major street, Monterey Road. The rezoning site is 19.75 acres and is under single ownership. In addition to addressing the current shortage of neighborhood serving retail, development on this site will help meet the retail demand created by the considerable population growth projected throughout the City.

Land Use Compatibility

Allowed uses under the proposed land use designation are compatible with the existing character and land use designations of the surrounding area. General Plan land use designations of the surrounding parcels include Combined Industrial/Commercial to the south, General Commercial to the west across Monterey Road, General Commercial to the north (Southern Lumber) and Heavy Industrial to the east including an active railroad spur easement.

The proposed land use designation allows uses of the Industrial Park, Light Industrial, General Commercial, and Neighborhood/ Community Commercial land use categories which are compatible with the allowed uses on the adjacent parcels. Monterey Road provides access to the site and serves as a further buffer between the subject site and the residential land uses that are over 250 feet to the west.

Monterey Corridor Redevelopment Area

The subject site is located within the key employment area of the Monterey Corridor Redevelopment Area. The Monterey Corridor is the third largest industrial area by employment and project area size and has one of the largest concentrations of employers in San José. Businesses located in the Monterey

Corridor include both heavy and light industrial uses as well as business support and people-serving industries, such as recycling, roofing, auto services, cement manufacturing, tile manufacturing, sheet metal fabrication, transportation services, and other general contractor firms that are suppliers to the residential and industrial construction companies operating in the Monterey Corridor. Some retail and hotel businesses are also located within Monterey Corridor. The Plant is a newer Regional Commercial center that contains major retail uses, providing a shopping destination to neighborhoods outside the Corridor and generating sales tax for the City. Whereas, the proposed Sun Gardens center would be a neighborhood serving center serving the immediate neighborhoods.

Framework for Preservation of Employment Lands

On October 23, 2007, the City Council adopted the "Framework for Preservation of Employment Lands" (Framework) to preserve remaining industrial and commercial lands in the City of San José. This policy, together with a memorandum from the Mayor and a couple of Council members, provide the criteria to maintain no net loss of employment capacity on lands designated in the San José 2020 General Plan for commercial or industrial uses.

The proposed General Plan Amendment is requesting to change designated employment lands and is therefore subject to the criteria in the Framework. One of the key provisions is to maintain no net loss of light or heavy industrial acreage. The remaining Framework criteria seek to protect key employment areas for employment uses, maintain employment lands for non-residential uses, and retain or increase job capacity. It should be noted, that there is a land use designation change pending as part of the Draft Envision San José 2040 General Plan (Envision 2040) which, if approved, would change the land use designation on the entire site to Combined Industrial/Commercial. So, while the proposed General Plan amendment does not adhere to the strict interpretation of the Framework Policy it does adhere to the Draft Envision San José 2040 General Plan. This is relevant as Staff has received substantial direction from the City Council on Envision 2040, which incorporates policies from the Employment Lands Preservation Framework and several critical implementation policies to address the fiscal impacts of future land use decisions.

The proposed Goals, Policies and Implementation Actions for Fiscal Stability are intended to provide additional policy support for the City's goals to maintain and improve the City's fiscal condition through the ongoing development and implementation of its land use policies. The proposed draft document combines policies currently present in the San Jose 2020 General Plan and incorporates elements of the City's Framework for Preservation of Employment Lands as well as new policies that address the Growth Areas and Villages concepts.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) was prepared for this project, which ended its public circulation period on April 15, 2011. The EIR concludes that the proposed General Plan Amendments and Planned Development Rezoning will not have a significant effect on the environment with mitigation as proposed except for greenhouse gas emissions which will be a significant unavoidable impact. The entire EIR is available for review on the Planning web site at: <http://www.sanjoseca.gov/planning/eir/EIR.asp>

The primary issues addressed in the EIR include the potential impacts of the physical development of the site on; hydrology and water quality, vegetation and wildlife, hazardous materials, cultural resources, air quality, greenhouse gas emissions, and noise. According to the land use data prepared by Staff, the proposed change in land use would result in 2,998 fewer jobs relative to the current adopted General Plan land use designation. As a result the project is exempt from preparing a General Plan Amendment long term traffic impact analysis and preparation of a CUBE model run by City Staff was not required. For

other impacts, the EIR includes mitigation measures that would reduce all of the potentially significant project impacts to a less-than-significant level with the exception of greenhouse gas emissions.

The Final EIR discloses a significant, unavoidable greenhouse gas emissions impact resulting from development of the subject site. Therefore, the City Council, in approving the project, will have to adopt findings required by CEQA, including a statement of overriding considerations identifying how the project benefits outweigh the significant, unavoidable impacts.

PUBLIC OUTREACH/INTEREST

On January 26, 2011, a community meeting was held at the Alma Community Center to present both the General Plan Amendment and Planned Development Rezoning, at which 17 community members were in attendance. Those in attendance were generally supportive of the project as it would eliminate blight, create jobs, and provided needed services in their neighborhood.

In addition to the community meeting, the property owners and occupants within a 1,000-foot radius were sent public hearing notices for the Planning Commission and City Council hearings. This staff report has been posted on the City's web site. Signage in three languages has been posted at the site to inform the public about the proposed change. Staff has been available to discuss the proposal with interested members of the public. No correspondence from the general public has been received on this proposed General Plan amendment.

CONCLUSION

The proposed General Plan Amendment allows a mixture of commercial or industrial uses, including land uses allowed under the existing land use designations, and can facilitate intensification or redevelopment of the site for commercial or industrial uses, maximize opportunities for increased tax revenue, reduce tax leakage to neighboring cities, and provide job opportunities. Approval of this Amendment will further the goals related to retail set forth in several City policies and implement direction previously provided by the City Council.

Project Manager: Jodie Clark, AICP

Approved by:  **Date:** 5/16/11

Owner/Applicant: Michael Mulcahy Sun Gardens Tenants in Common 1122 Willow Street San Jose, CA 95125	Attachments: Supplemental Memo to Council, dated 10/15/10
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Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: DRAFT ENVISION
SAN JOSE 2040 GENERAL PLAN
AND PENDING AMENDMENTS

DATE: October 15, 2010

Approved

Date

COUNCIL DISTRICT: Citywide
SNI: All

SUPPLEMENTAL

REASON FOR THE SUPPLEMENTAL

This supplement clarifies the proposed approach for one pending General Plan Amendment application (GP10-07-01) for the property generally known as Sun Garden located near Monterey Road and Alma Avenue.

ANALYSIS

The pending application for the Sun Garden site (GP10-07-01) is associated with a Planned Development zoning application. The applicant has chosen to complete an Environmental Impact Report (EIR) that will provide environmental clearance for both applications. The applicant would prefer to be heard in June 2011 with their independent environmental clearance, even though staff offered to cover the General Plan amendment application with the Envision EIR. Staff respects this decision and it is consistent with the intent of bringing pending General Plan Amendments to the Council to same hearing as the Envision San Jose 2040 General Plan Update.

JOSEPH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

If you have further questions, please contact Laurel Prevetti Planning, Building and Code Enforcement at 408/535-7901.

May 16, 2011

Planning Commission
City of San Jose
c/o Jodie Clark, Project Manager
City of San Jose Planning Division
200 East Santa Clara St., Rm. T-300
San Jose, CA 95113

RE: GP10-07-01 and PDC10-026
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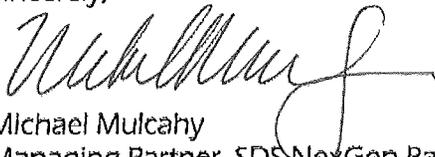
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Thank you in advance for your time and consideration and we look forward to our hearing on May 25th.

Sincerely,



Michael Mulcahy
Managing Partner, SDS NexGen Partners
Development Lead for Sun Garden TIC

cc: Honorable Madison Nguyen, Vice Mayor, San Jose City Council, District 7