



COUNCIL AGENDA: 3-16-04
ITEM: 12.1(c)

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: February 25, 2004

COUNCIL DISTRICT: 3
SNI AREA: N/A

SUBJECT: GP03-03-18: General Plan amendment request to amend the *San Jose 2020 General Plan Land Use/Transportation Diagram* from Light Industrial to General Commercial on approximately 0.45 acres on a site located at the southwest corner of West Hedding Street and Coleman Avenue (879 Coleman Avenue).

RECOMMENDATION

The Planning Commission voted 6-0-1 (Commissioner Platten, absent) to recommend the adoption of the proposed General Plan amendment to General Commercial for the property located at the southwest corner of West Hedding Street and Coleman Avenue.

BACKGROUND

On February 9, 2004, the Planning Commission held a public hearing to consider a privately initiated General Plan amendment request to change the Land Use/Transportation Diagram designation on the subject site from Light Industrial to General Commercial to reflect existing commercial uses on the site. The Director of Planning, Building and Code Enforcement recommended approval of the General Plan amendment on the subject site. As explained in the attached staff report, the proposed amendment is consistent with the General Plan Major Strategies, goals and policies in that it would continue to provide commercial support services to the surrounding industrial area.

ANALYSIS

This item was considered as part of the consent calendar, with no discussion by the Planning Commission on the amendment. No one appeared in support of, or in opposition to, the proposed General Plan amendment. The Planning Commission reviewed and considered the Mitigated Negative Declaration and found it in conformance with CEQA.

The Commission voted 6-0-1 (Commissioner Platten, absent) to recommend to the City Council adoption of the General Plan amendment.

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PUBLIC OUTREACH

The property owners and occupants within a 1,000-foot radius were sent a newsletter regarding the community meetings that were held on January 14 and 15, 2004. They also received a notice of the public hearings to be held on the subject amendment before the Planning Commission in February and City Council in March. In addition, the Department's web site contains information regarding the General Plan process, amendments, staff reports, and hearing schedule. This 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, Fire Department, Police Department, City Attorney, and the Airport Department.

CEQA

A Mitigated Negative Declaration was adopted on January 12, 2004.

STEPHEN M. HAASE
Secretary, Planning Commission