



# Memorandum

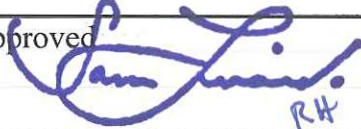

**TO:** CITY COUNCIL

**FROM:** Mayor Sam Liccardo  
Councilmember  
Devora "Dev" Davis

**SUBJECT:** SEE BELOW

**DATE:** August 10, 2018

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Approved  Date  08/10/2018

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**SUBJECT: CONFORMING REZONING AND SITE DEVELOPMENT PERMIT FOR REAL PROPERTY LOCATED AT 1090 SOUTH DE ANZA BOULEVARD**

## RECOMMENDATION

1. Accept staff recommendation outlined in the memo dated June 26, 2018.
2. Accept the conditions outlined in recommendation #2 from Councilmember Jones memorandum dated August 10, 2018.
3. Commence S. De Anza Boulevard Urban Village planning process upon identification of grant funding.

## DISCUSSION

I commend Councilmember Jones for leading an extensive community engagement process for the project and the thoughtful way in which he's approached this project and all of development for the S. De Anza Blvd area.

The project, a four-story, 90-room hotel, will replace an existing commercial use of a gas station, convenience store and car wash which currently operate 24 hours a day. The removal of a gas station requires this project to come before City Council, otherwise, a conforming rezoning would simply go directly to Planning Director's hearing. The proposed project conforms to Envision 2040, the Municipal Code and the City's commercial design guidelines.

Councilmember Jones recommends holding development until the S. De Anza Blvd Urban Village Plan is complete. The S. De Anza Plan is currently in Horizon 3, a few years from completion. However, the General Plan allows commercial projects to move forward with or without an Urban Village Plan. The project conforms to Urban Village policies in that it proposes development on a commercial property with active ground-floor uses and still maintains an appropriate interface with the surrounding community. I appreciate Councilmember Jones' desire to see an Urban Village Plan created for S. De Anza Boulevard, given the interest in this part of our City. Council approved direction, in the Mayor's June Budget Message, for the City Manager to pursue grant opportunities through the Metropolitan Transportation Commission (MTC) or other state sources to develop the plan.

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**Subject: Conforming Rezoning and Site Development Permit for Real Property Located at 1090 South De Anza Boulevard**

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In the meantime, we don't want commercial development and investment in San Jose stalled while we wait for Urban Village Plans. We've got to provide predictability for developers that if they follow the Council-adopted General Plan and guidelines laid out, their projects will move forward.

The community has raised concerns about site operations (trash removal, vehicle circulation), parking and traffic and construction mitigation. Councilmember Jones outlines reasonable conditions that address these concerns and should be approved. We thank the members of the community for their engagement and thoughtfulness on the project. We believe this project will be better because of the community's input.