

Early Consideration for Privately-Initiated General Plan Amendment

File No. GP24-010

City Council
June 10, 2025
Item 10.2

Presenters:
Chris Burton, Director
Ruth Cueto, Principal Planner



*Planning, Building and
Code Enforcement*

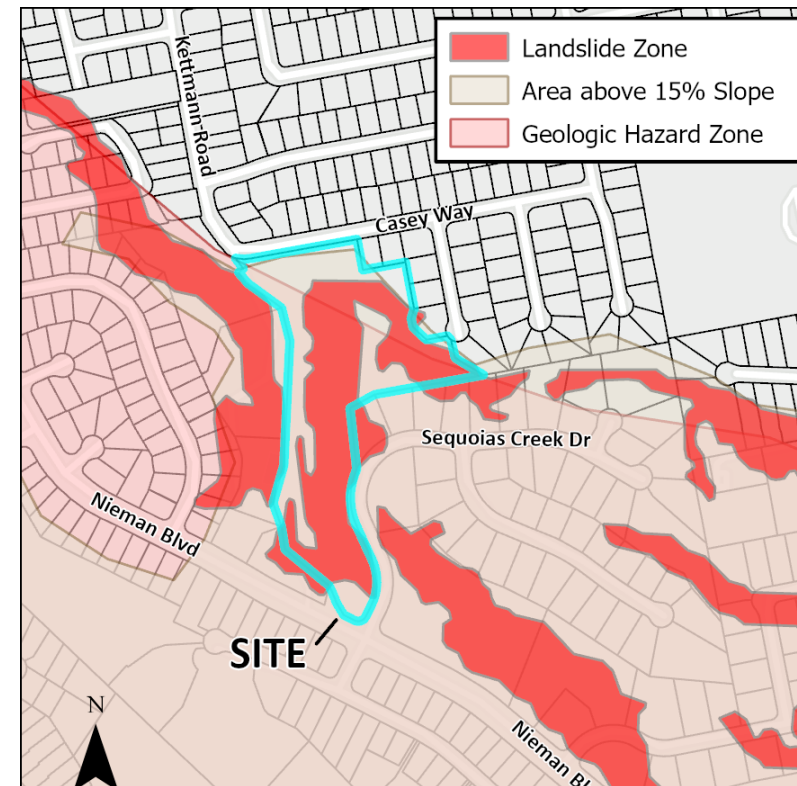
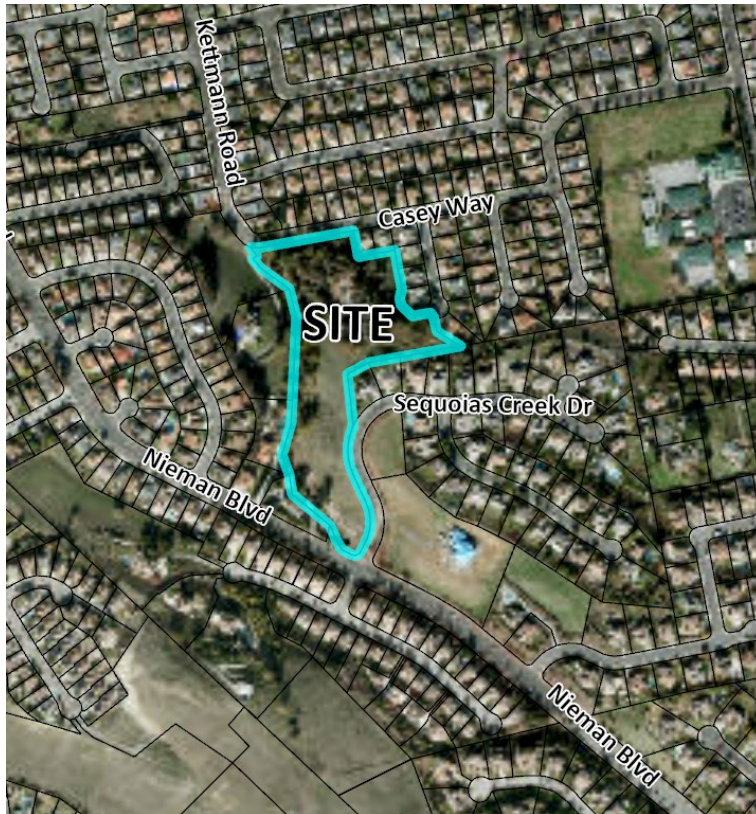
Early Consideration Process

Policy IP-3.11 of the Envision San José 2040 General Plan provides for an applicant of a privately-initiated General Plan Amendment to request the Early Consideration process. This allows for a General Plan Amendment to be heard by City Council for early feedback before the full review and submittal of the development permit.

Site Description

- 8.29-gross-acre site
- Existing single-family residence
- Surrounded by single-family residences

- Above the 15 % slope line
- In a Geological Hazard Zone
- In a Seismic Hazard Zone



General Plan



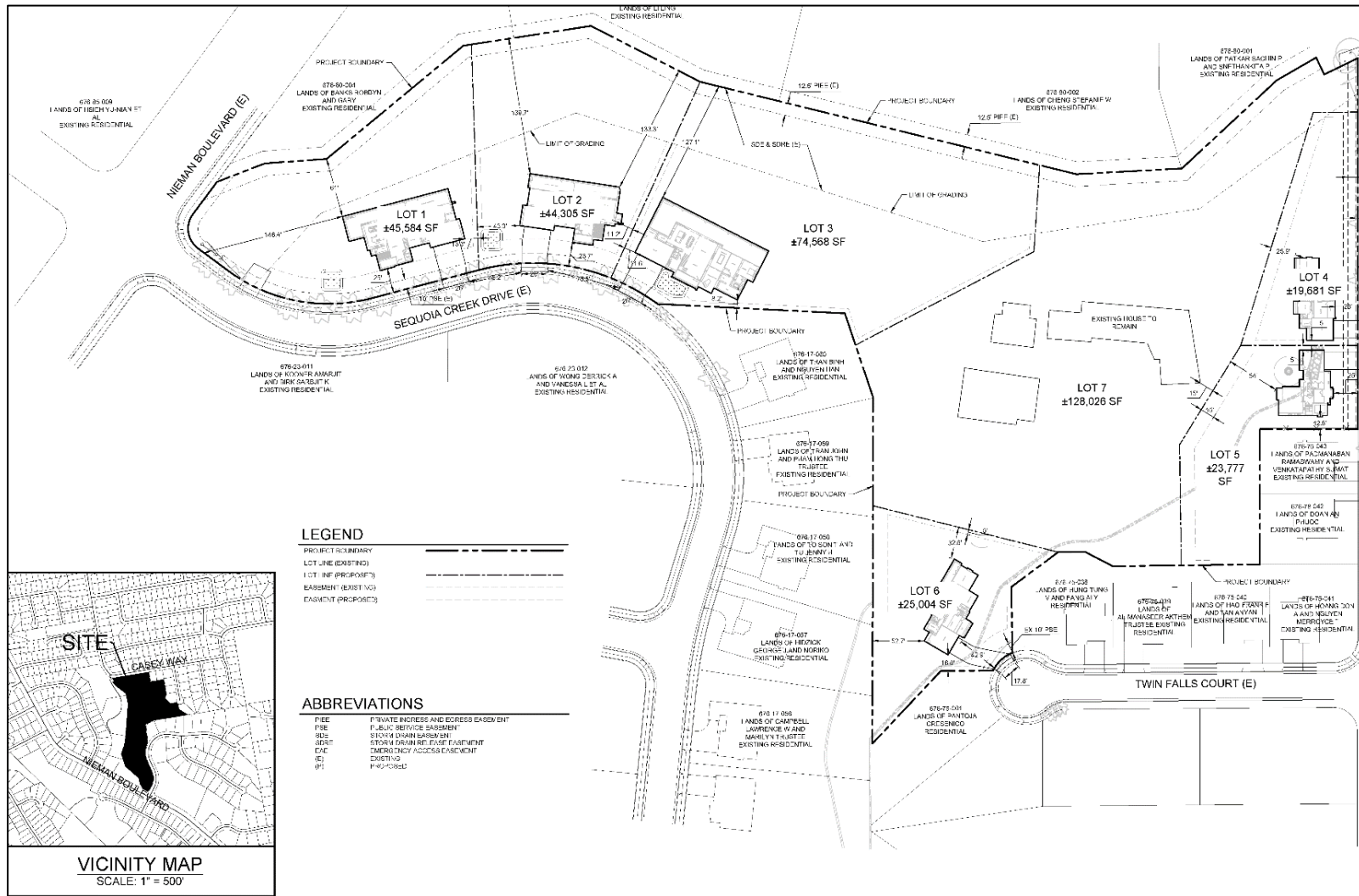
Existing General Plan Designation:
Lower Hillside, 1 DU/5AC



Proposed General Plan Designation:
Rural Residential, up to 2 DU/AC



Informal Project Submission



General Plan Consistency

- **Inconsistent**

- **Focused Growth**

- Focused Growth Major Strategy #3, and Land Use Policies 2.3, 9.17, and 17.1

- **Vehicle Miles Traveled Reduction**

- Reduction of Vehicle Miles Traveled Goal TR-9, Environmental Sustainability Policies H-4.2 and H-4.3, and Balanced Transportation Policy TR-1.3

- **Housing Equity**

- Housing Social Equity and Diversity Goal H-1

- **Hillside/Geological Hazards**

- Environmental Considerations/Hazards Policy EC-4.3, Hillside Development Hazard Avoidance Policy LU-18.6, and Fiscal Sustainability Service Delivery Policy FS-5.8

- **Consistent**

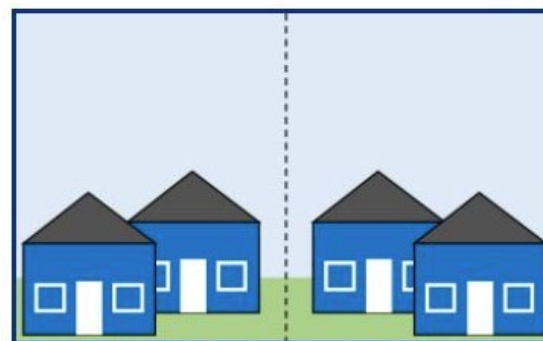
- **Housing**

- Social Equity and Diversity Policy H-1.9

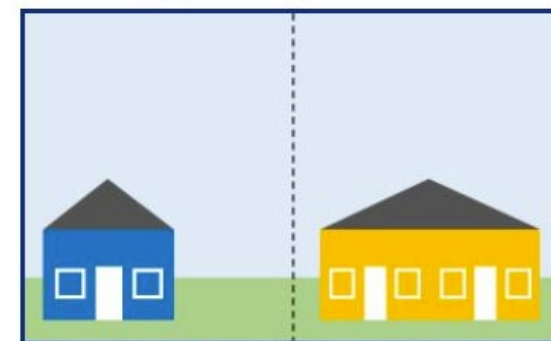
Other Options Available

SB9 Subdivision

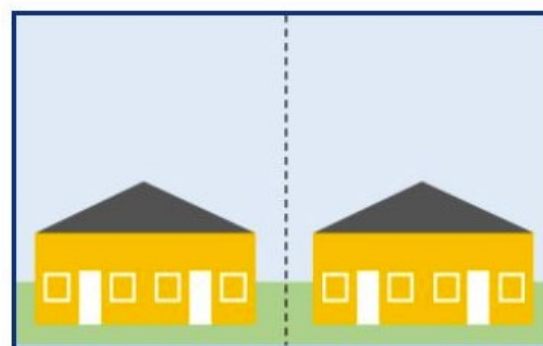
- Allow the parcel to be subdivided into two parcels.
- Can build up to two units on each lot:
 - One Duplex
 - One Single-Family Home
 - Two Single-Family Homes
 - One Single-Family Home and one Accessory Dwelling Unit.



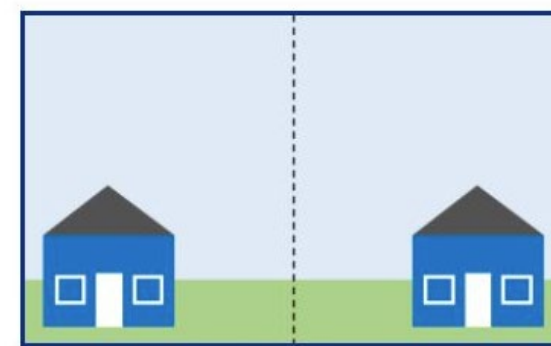
Two detached single-family units on each lot



One single-family unit, One two-family unit



Two two-family units



Two single-family units

Planning Commission Recommendation

Approve staff recommendation and *deny* the applicant's request to amend the Envision San José 2040 General Plan Land Use/ Transportation Diagram designation from Lower Hillside to Rural Residential.

Staff Recommendation

Deny the applicant's request to amend the Envision San José 2040 General Plan Land Use/Transportation Diagram designation from Lower Hillside to Rural Residential.

Potential City Council Actions

- (1) Approve staff recommendation and deny the proposed General Plan Amendment;
- (2) Deny staff recommendation and direct staff to continue processing the General Plan Amendment and any other associated applications as proposed; or
- (3) Deny staff recommendation and direct staff to continue processing the General Plan Amendment with suggested modifications to the proposal, such as with a different land use designation.

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