

# Early Consideration for Privately-Initiated General Plan Amendment

File No. GP23-011

---

City Council  
June 10, 2025  
Item 10.3

Presenters:  
Chris Burton, Director  
Ruth Cueto, Principal Planner



*Planning, Building and  
Code Enforcement*

# Early Consideration Process

---

## General Plan Policy IP-3.3

Early consideration for continued processing or denial may be considered outside of the General Plan Annual Review process for projects involving the conversion of employment land to non-employment uses or **other projects that are fundamentally inconsistent with the General Plan.**



# Existing Conditions

---



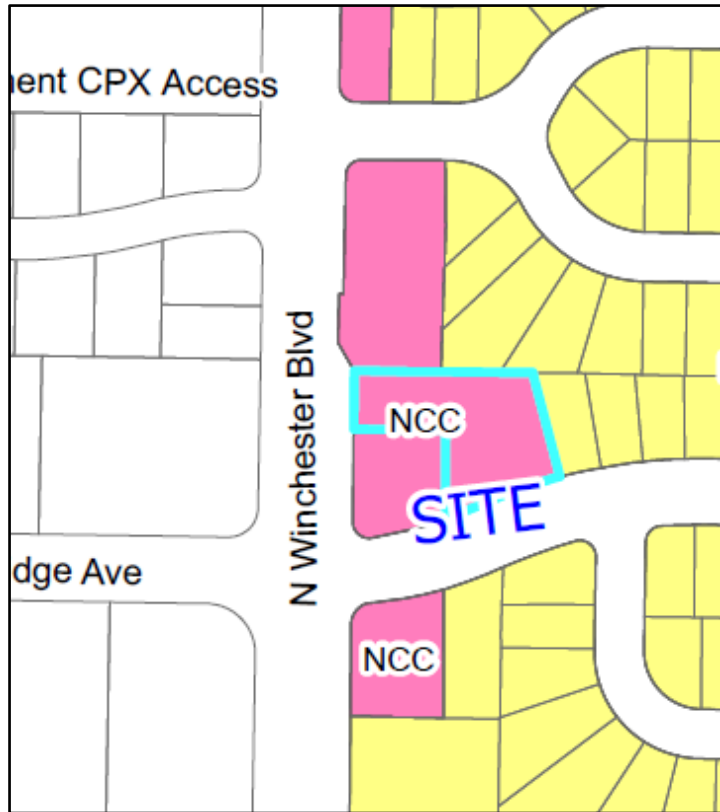
**Acreage:** 0.61 gross-acre

**Growth Area:** None

**(E) Zoning District:**

Commercial Pedestrian, R-1-8

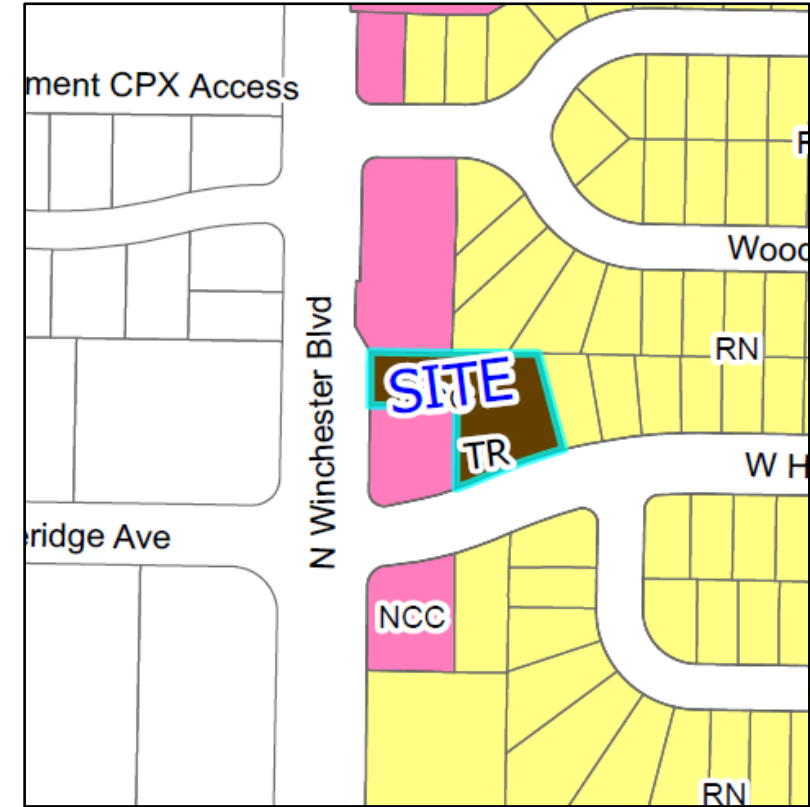
# General Plan Amendment Request



**Existing: Neighborhood/Community Commercial**

**FAR:** up to 3.5

No residential permitted\*



**Proposed: Transit Residential**

**FAR:** 1.0 to 4.0

**Density:** 50-250 DU/AC

# General Plan Consistency

---

## Inconsistent

- **Focused Growth**

- Major Strategy #3-Focused Growth and Land Use Policy LU-2.3

- **Economic Development**

- Major Strategy # 4-Innovation/Regional Employment Center, Fiscally Sustainable Land Use Policies FS-3.3, FS-4.1, and Land Use Policy LU-1.1

- **Vibrant and Complete Neighborhoods**

- Vibrant, Attractive, and Complete Neighborhoods Policy VN-1.11; Land Use Policies LU - 11.3, LU-11.6, LU-11.7; and Community Design Policies CD-4.3 and CD-4.4

- **Vehicle Miles Traveled Reduction**

- Land Use Policy LU-10.3 and Housing Policy H-4.2

## Consistent

- **Housing**

- Housing Social Equity and Diversity Policy H-1.9

# Site Development Permit and Rezoning



*Proposed project from Winchester & Hedding/Pruneridge intersection*

## **Project Description:**

- Demolition of existing commercial building
- Construction of a 17-story building with two podium towers connected by a 14th-floor skyway
- 15,000 square feet of ground-floor commercial space and 135 residential units
- Includes ground floor open space area, second-floor pool deck, 15th-floor roof deck

# Planning Commission Hearing

Two motions failed to sustain a majority vote, resulting in no recommendation:

1. Substitute motion to deny staff recommendation and continue processing the application (4-4-1)
2. Underlying motion to approve staff recommendation and deny the GP Amendment (4-4-1)

# Staff Recommendation

---

*Deny* the applicant's request to amend the Envision San José 2040 General Plan Land Use/Transportation Diagram designation from Neighborhood Community Commercial to Transit 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.

# Option for Council Consideration

---

## ***UR Urban Residential***

- Density of 30 to 95 DU/AC (maximum 58 units on site w/o density bonus)
- Maximum height of 135 feet (UR zoning)
- Supports mixed uses, does not require commercial use

# Early Consideration for Privately-Initiated General Plan Amendment

File No. GP23-011

---

City Council  
June 10, 2025  
Item 10.3

Presenters:  
Chris Burton, Director  
Ruth Cueto, Principal Planner



*Planning, Building and  
Code Enforcement*