



COUNCIL AGENDA: 12-12-17  
ITEM: 10.3

# Memorandum

**TO: CITY COUNCIL**

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

**SUBJECT: GENERAL PLAN AMENDMENT  
AT 1201 OAKLAND ROAD**

**DATE:** December 8, 2017

Approved

Date

12-8-17

## RECOMMENDATION

In connection with GP 16-011, on the property located at 1201 Oakland Road, we recommend the following alternate approach:

- A. Approve a General Plan Amendment to change the Land Use/Transportation Diagram land use designation from Heavy Industrial to Light Industrial;
- B. Approve a Conforming Rezoning from the HI Heavy Industrial Zoning District to the LI Light Industrial Zoning District;
- C. Amend Title 20 of the San José Municipal Code to amend the LI Light Industrial Zoning District to allow gasoline service stations with incidental retail as a conditional use.

Additionally, should Council approve the alternate approach, direct staff to return at a future date with CEQA clearance, the General Plan Amendment, Conforming Rezoning, and other actions as necessary, for Council approval.

## BACKGROUND

The property at 1201 Oakland Road was designated Light Industrial from 1975-2011, and was changed to Heavy Industrial during the adoption of 2040 General Plan update. Policies to preserve, maintain, and enhance Heavy Industrial and Light Industrial lands are dealt with similarly in the General Plan; thus, the proposed alternate approach recommending a change to Light Industrial would not be a conversion of industrial lands. It would facilitate the proposed gas station and convenience store development, and most importantly, is consistent with our General Plan Major Strategies, goals and policies.

The applicant's proposal – to change the General Plan land use from Heavy Industrial to Combined Industrial/Commercial - is fundamentally inconsistent with the General Plan in that it runs afoul of our principles to preserve the city's limited heavy and light industrial lands. The alternate approach results in no net loss of industrial lands.