



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Councilmember Esparza

**SUBJECT:** SEE BELOW

**DATE:** 02/8/2022

Approved: *Maya Esparza*

Date: 2/4/2022

**SUBJECT: GP21-007 and C21-029 - General Plan Amendment and Conforming Rezoning for Certain Real Property Located on 2905 Senter Road.**

## RECOMMENDATION

Approve the Planning Commission's recommendation to:

1. Adopt a resolution adopting the 2905 and 2911 Senter Road General Plan Amendment Negative Declaration for which an Initial Study was prepared, in accordance with the CEQA (Exhibit D), as amended;
2. Adopt a resolution approving the General Plan Amendment to change the Land Use/Transportation Diagram land use designation from Neighborhood/Community Commercial to Mixed Use Commercial (Exhibit B); and
3. Approve an ordinance approving the Conforming Rezoning from the CN Commercial Neighborhood Zoning District and the CP Commercial Pedestrian Zoning District to the MUC Mixed Use Commercial Zoning District (Exhibit C).

## BACKGROUND

Thank you to Planning Staff and the Planning Commission for their detailed analysis of the proposed General Plan Amendment and Rezoning of this site along Senter Road.

The 1.09-gross acre site is currently an underutilized parcel with approximately 6,550 square-feet of commercial space, and the remainder of the property sitting vacant. The proposed General Plan Amendment and Rezoning to Mixed-Used Commercial would require a FAR of 0.5 or 22,869 square-feet of commercial space, more than tripling the employment opportunities at this site. With a critical need for additional commercial space for small businesses within this area, the additional commercial space required with this General Plan Amendment and Rezoning will offer several small businesses the opportunity to establish a location to grow.

Furthermore, the vibrant businesses within the surrounding commercial properties offer a healthy variety of neighborhood-serving retail and services including a neighborhood market, several restaurants, and a mix of small businesses serving the community's needs.

While not only densifying job-producing commercial space, the proposed General Plan Amendment and Rezoning to Mixed-Use Commercial would also allow for up to 50 DU/AC adding much needed market rate housing to District 7, which has the fewest market rate housing units of all Council Districts.

I appreciate Planning Staff's recommendation which is based on the criteria set within the *Envision San Jose 2040 General Plan*, however, the Planning Commission and City Council are tasked with evaluating site-specific proposals based on a range of variables including the fit and needs of the surrounding community.

Therefore, I support the proposed General Plan Amendment and Rezoning at 2905 & 2911 Senter Road and ask the Mayor and my Council colleagues to also support this proposal.