

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE TO AMEND THE GUADALUPE GARDENS MASTER PLAN BY REMOVING FOUR SITES COMPRISED OF SEVEN APN'S (230-38-076, 239-38-092, 259-02-130, 259-02-131, 259-08-102, 259-08-072, AND A PORTION OF 259-08-101)

WHEREAS, the Guadalupe Gardens is a 120-acre property (Property) located immediately south of the San José Mineta International Airport (Airport) and is owned by the City of San José (City); and

WHEREAS, the Property was acquired by City with grants from the Federal Aviation Administration (FAA) and the Property is subject to the requirements of all applicable federal grant assurances; and

WHEREAS, development of the Property is governed by the 2002 Guadalupe Gardens Master Plan (Master Plan), which envisions low density, open space, and recreational uses that are compatible with the underlying purpose of the Property; and

WHEREAS, since adoption of the Master Plan, the Guadalupe Gardens has been developed with numerous projects, however, implementation of projects between Taylor Street and Hedding Street has been delayed, due to certain FAA requirements, which then resulted in that portion of the Guadalupe Gardens to remain fallow; and

WHEREAS, during the COVID-19 pandemic, unhoused encampments occupied approximately 40 acres of the Guadalupe Gardens between Hedding Street and Taylor Street; and

WHEREAS, the Airport, in collaboration with other City departments, then abated the encampments; and

WHEREAS, in order to prevent re-encampments, City desires to “activate” the Guadalupe Gardens with new passive open-space recreational uses combined with commercial development along Coleman Ave and Hedding Street; and

WHEREAS, by Community Benefit Letter dated September 12, 2023, the FAA conditionally approved removal of certain parcels from the Master Plan so City can commercially develop them in an effort to prevent re-encampment; and

WHEREAS, the Airport has initiated, the Coleman and Hedding Commercial Development Project (GP18-012/PDC23-009) (Project); and

WHEREAS, among other things, the Project proposes to remove from the Master Plan four sites comprised of seven APN's (230-38-076, 239-38-092, 259-02-130, 259-02-131, 259-08-102, 259-08-072, and a portion of 259-08-101), as depicted in **Exhibit A**;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE THAT:

The 2002 Guadalupe Gardens Master Plan is hereby amended to remove four sites comprised of seven APN's (230-38-076, 239-38-092, 259-02-130, 259-02-131, 259-08-102, 259-08-072, and a portion of 259-08-101), all as depicted in **Exhibit A**.

ADOPTED this _____ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

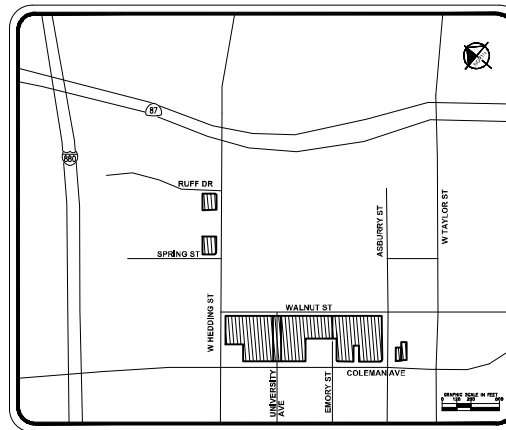
TONI J. TABER, MMC
City Clerk

PLANNED DEVELOPMENT ZONING COLEMAN AND HEDDING COMMERCIAL DEVELOPMENT PROJECT

COLEMAN AVE AND W HEDDING ST
SAN JOSE, CA

REZONING ON SEVEN AIRPORT-OWNED
PARCELS AND TWO RIGHTS-OF-WAY

FILE NOS. PDC23-009/ER23-056



LOCATION MAP
1"=500'

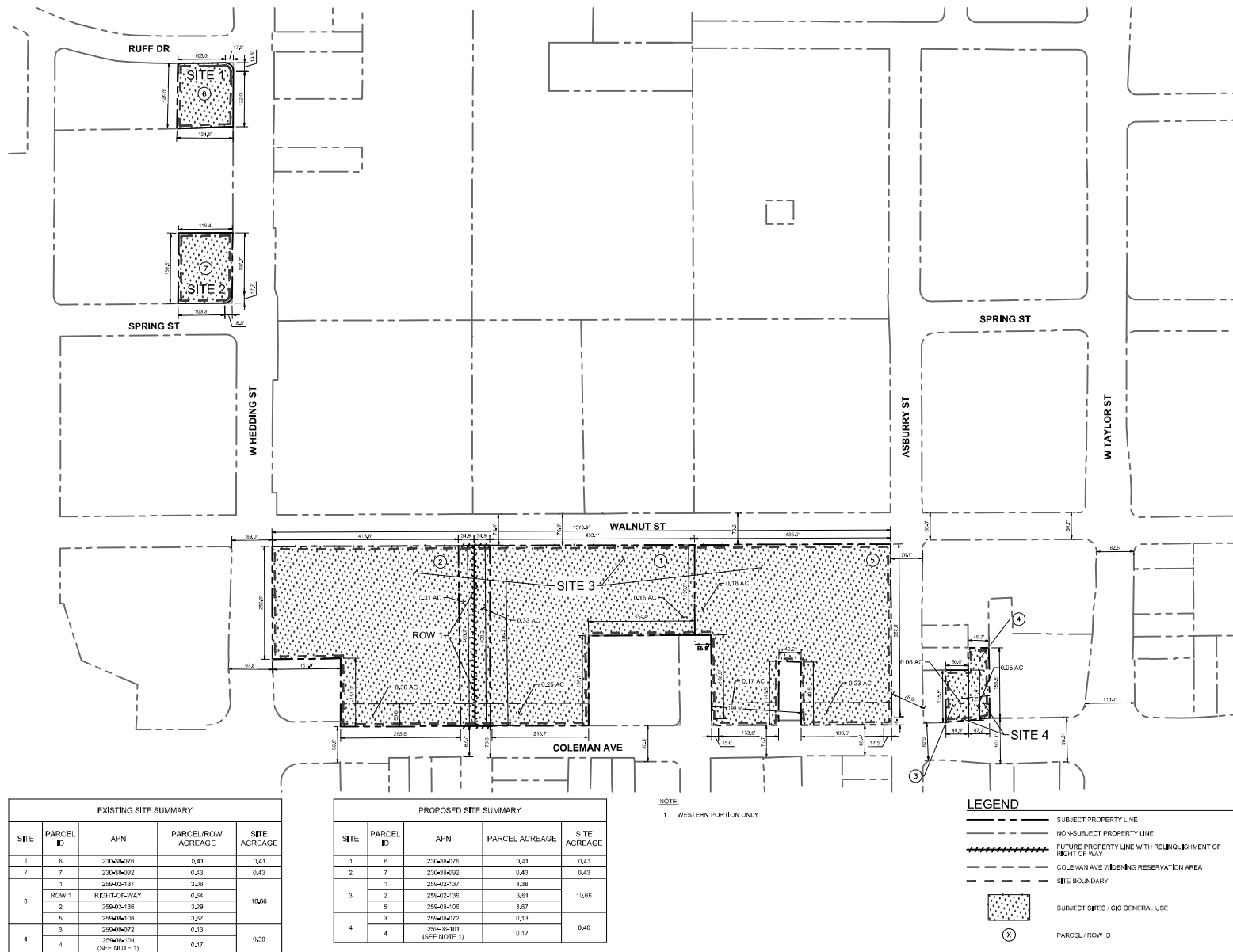
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| PARCEL AND RIGHT-OF-WAY (ROW) SUMMARY | | | | | |
|---------------------------------------|--------------|--|------------------|----------------|-----------------|
| PARCEL/ROW ID | APN | ADDRESS | APPROVED PERMITS | CURRENT ZONING | PROPOSED ZONING |
| 1 | 259-02-137 | COLEMAN AVE AND UNIVERSITY AVE | 2022-476892-ZN | OS | OS (PD) |
| ROW 1 | RIGHT-OF-WAY | UNIVERSITY AVE BETWEEN COLEMAN AVE AND WALNUT ST | | N/A | OS(PD) |
| 2 | 259-02-136 | COLEMAN AVE AND UNIVERSITY AVE | 2022-476892-ZN | OS | OS (PD) |
| 3 | 259-08-072 | 740 COLEMAN AVE SAN JOSE CA 95110-1311 | 2022-476892-ZN | OS | OS (PD) |
| 4 | 259-08-101 | WALNUT ST. AND W TAYLOR ST | 2022-476892-ZN | OS | OS (PD) |
| 5 | 259-08-106 | 485 ASBURY ST SAN JOSE CA 95110-1801 | 2022-476892-ZN | UL, R-2 | OS (PD) |
| 6 | 230-06-076 | W HEDDING ST AND RUFF DR | 2022-476892-ZN | OS | OS (PD) |
| 7 | 230-38-062 | W HEDDING ST AND SPRING ST | 2022-476892-ZN | OS | OS (PD) |

TITLE SHEET

COLEMAN AND HEDDING COMMERCIAL DEVELOPMENT PROJECT



PLANNED DEVELOPMENT ZONING BOUNDARIES

COLEMAN AND HEDDING COMMERCIAL DEVELOPMENT PROJECT

CITY OF SAN JOSE, COUNTY OF SANTA CLARA

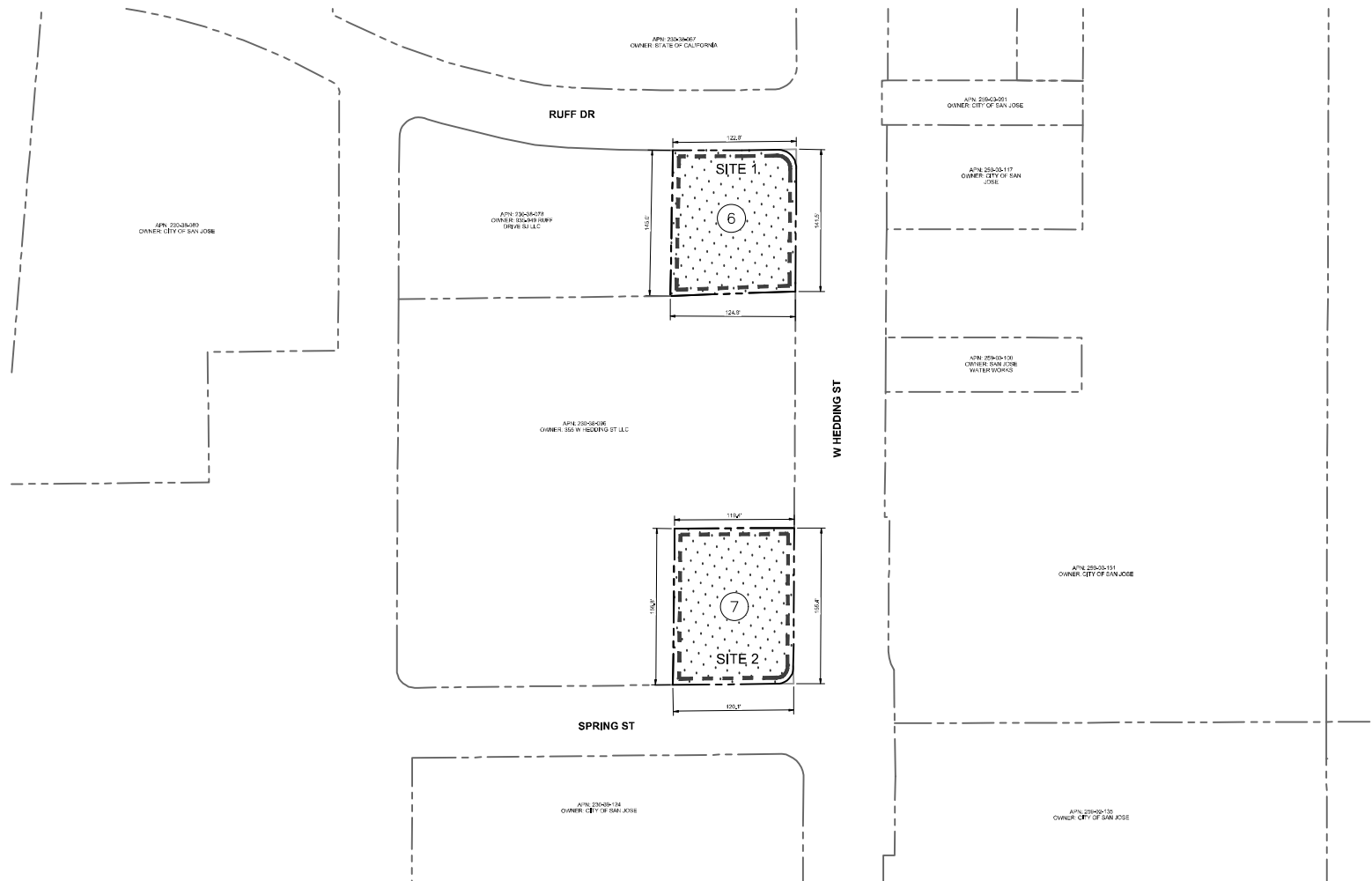
MARCH 24, 2025

Kimley»Horn

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DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

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2121 S EL CAMINO REAL, SUITE 800, SAN MATEO, CA 94403

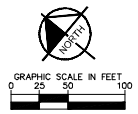


PLANNED DEVELOPMENT ZONING BOUNDARIES (SITE 1 AND 2)

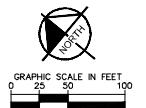
COLEMAN AND HEDDING COMMERCIAL DEVELOPMENT PROJECT

LEGEND

- SUBJECT PROPERTY LINE
- NON-SUBJECT PROPERTY LINE
- FUTURE PROPERTY LINE WITH RELINQUISHMENT OF RIGHT OF WAY
- COLEMAN AVE WIDENING RESERVATION AREA
- SITE BOUNDARY
- SUBJECT SITES / C/D GENERAL USE
- PARCEL / ROW ID



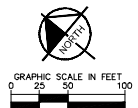
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COLEMAN AND HEDDING COMMERCIAL DEVELOPMENT PROJECT

LEGEND

| | |
|--|--|
| | SUBJECT PROPERTY LINE |
| | NON-SUBJECT PROPERTY LINE |
| | FUTURE PROPERTY LINE WITH RELINQUISHMENT OF RIGHT OF WAY |
| | COLEMAN AVE WIDENING RESERVATION AREA |
| | SITE BOUNDARY |
| | SUBJECT SITES / C/O GENERAL USE |
| | PARCEL / ROW ID |



GENERAL DEVELOPMENT PLAN
COLEMAN AND HEDDING COMMERCIAL DEVELOPMENT PROJECT