

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE AMENDING THE ENVISION SAN JOSE 2040 GENERAL PLAN PURSUANT TO TITLE 18 OF THE SAN JOSE MUNICIPAL CODE TO MODIFY THE LAND USE/ TRANSPORTATION DIAGRAM FROM OPEN SPACE, PARKLAND AND HABITAT, AND LIGHT INDUSTRIAL TO COMBINED INDUSTRIAL/COMMERCIAL FOR SEVEN NON-CONTIGUOUS PARCELS AND ONE CONDITIONALLY VACATED RIGHT-OF-WAY FOR A CUMULATIVE 11.37-GROSS-ACRE SITE LOCATED ALONG COLEMAN AVENUE AND WEST HEDDING STREET (APNS 230-38-076, 230-38-092, 259-02-130, 259-02-131, 259-08-072, 259-08-101 (WESTERN PORTION), 259-08-102, AND UNIVERSITY AVENUE RIGHT-OF-WAY BETWEEN COLEMAN AVENUE AND WALNUT STREET)

2025 General Plan Amendment Cycle (Cycle 1)

FILE NO. GP18-012

WHEREAS, the City Council is authorized by Title 18 of the San José Municipal Code and state law to adopt and, from time to time, amend the General Plan governing the physical development of the City of San José; and

WHEREAS, on November 1, 2011, the City Council adopted the General Plan entitled, "Envision San José 2040 General Plan, San José, California" by Resolution No. 76042, which General Plan has been amended from time to time ("General Plan"); and

WHEREAS, in accordance with San José City Charter section 1000 and Title 18 of the San José Municipal Code, all general and specific plan amendment proposals are referred to the Planning Commission of the City of San José for review and recommendation prior to City Council consideration of the amendments; and

WHEREAS, on April 9, 2025, the Planning Commission held a hearing to consider the proposed amendment to the General Plan, File No. GP18-012 specified in Exhibit “A” hereto (“General Plan Amendment”), at which hearing interested persons were given the opportunity to appear and present their views with respect to said proposed amendments; and

WHEREAS, at the conclusion of the public hearing, the Planning Commission transmitted its recommendations to the City Council on the proposed General Plan Amendment; and

WHEREAS, pursuant to Title 18 of the San José Municipal Code, public notice was given that on May 6, 2025, at 1:30 p.m. the Council would hold a public hearing where interested persons could appear, be heard, and present their views with respect to the proposed General Plan Amendment (Exhibit “A”); and

WHEREAS, a copy of the proposed General Plan Amendment is on file with the office of the Director of Planning, Building and Code Enforcement of the City, and available electronically on the Department of Planning, Building and Code Enforcement webpage, with copies submitted to the City Council for its consideration; and

WHEREAS, on May 6, 2025, the Council held a duly noticed public hearing; and

WHEREAS, prior to making its determination on the General Plan Amendment, the Council reviewed and adopted the Coleman and Hedding Commercial Development Project Environmental Impact Report for File No. GP18-012 (Resolution No. _____) in accordance with the California Environmental Quality Act; and

WHEREAS, the General Plan Amendment will not result in inconsistent zoning because the site is being concurrently rezoned from the OS Open Space, LI Light Industrial, R-2

Two-Family Residence and no designation zoning districts to the OS(PD) Planned Development Zoning District (File No. PDC23-009) and will not take effect until the associated rezoning ordinances take effect; and

WHEREAS, pursuant to California Senate Bill (SB) 330 (2019), a city is prohibited from enacting a development policy, standard, or condition, as defined, that would have the effect of changing the land use designation or zoning of a parcel or parcels of property to a less intensive residential use or reducing the residential intensity of land use within an existing zoning district below what was allowed under the general plan or specific plan land use designation and zoning ordinances of the county or city as in effect on January 1, 2018; and

WHEREAS, California Government Code Section 66300(i)(1) allows a city to change a land use designation or zoning ordinance to a less intensive residential use if the city concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity; and

WHEREAS, no net loss of residential capacity will result from this General Plan Amendment because the General Plan land use designations of the properties along Coleman Avenue and West Hedding Street are being amended from Open Space, Parkland and Habitat (0 DU/AC or 0 units for the site) and Light Industrial (0 DU/AC or 0 units for the site) to Combined Industrial/Commercial (0 DU/AC or 0 units for the site) in which the proposed project does not change the residential capacity, therefore, there is no net loss in residential capacity with the change in land use designation set forth herein; and

WHEREAS, the Council of the City of San José is the decision-making body for the proposed General Plan Amendments;

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

SECTION 1. The Council's determination regarding General Plan Amendment File No. GP18-012 is hereby specified and set forth in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2. The General Plan Land Use Amendment specified in GP18-012, as set forth in "Exhibit A" of this Resolution, shall take effect upon the effective date of the associated rezoning ordinances for File No. PDC23-009.

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

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

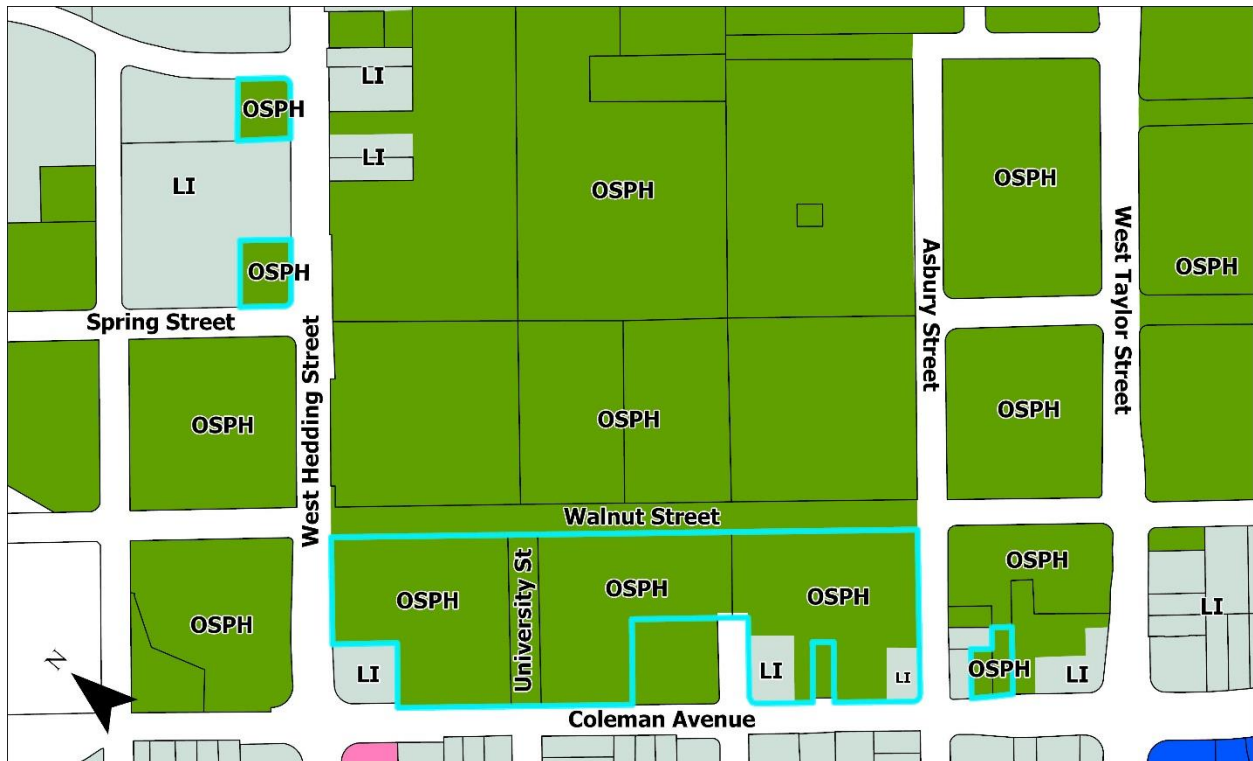
TONI J. TABER, MMC
City Clerk

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EXHIBIT "A"

File No. GP18-012. The Envision San José 2040 General Plan 2040 Land Use/Transportation Diagram is hereby amended from the Open Space, Parkland and Habitat and Light Industrial land use designations as depicted in Exhibit A-1 to the Combined Industrial/Commercial land use designation as depicted in Exhibit A-2 as follows:

Exhibit A-1: Existing Land Use Designations: Open Space, Parkland and Habitat, and Light Industrial



A-1

2025 General Plan Amendment (Cycle 1)
GP18-012

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Council Agenda: 05-06-2025
Item No.: 10.2(b)

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

Exhibit A-2: Amended Land Use Designation: Combined Industrial Commercial

