



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: December 11, 2020

COUNCIL DISTRICT: 3

SUBJECT: FILE NO. GPT20-001. PRIVATELY-INITIATED GENERAL PLAN TEXT AMENDMENT TO AMEND TO THE FIVE WOUNDS URBAN VILLAGE PLAN TO REVISE THE INTERIM LAND USE POLICIES AND URBAN VILLAGE LAND USE DESIGNATION.

RECOMMENDATION

The Planning Commission voted unanimously (7-0) to recommend that the City Council adopt a resolution approving the staff recommended modified General Plan Text Amendment to amend the Five Wounds Urban Village Plan to: (1) modify Interim Land Uses and Land Use Policies to allow transit-supportive development to move ahead of the full funding of the 28th Street/Little Portugal BART station; and (2) revise the Urban Village land use designation to increase residential density from 95 to 250 dwelling units per acre (DU/AC), but denying the portion of the Applicant's request to change the Urban Village land use designation floor to area ratio (FAR) because it is inconsistent with the General Plan.

OUTCOME

Should the City Council adopt the resolution approving the **Planning Commission** recommended modified General Plan Text Amendment, the Five Wounds Urban Village would be amended to (1) modify the Interim Land Uses and Land Use Policies to allow transit-supportive development to move ahead of the full funding of the 28th Street/Little Portugal BART station; and (2) revise the Urban Village land use designation to increase residential density from 95 to 250 dwelling units per acre (DU/AC).

Should the City Council adopt a resolution approving the **Applicant's** proposed General Plan Text Amendment, the Five Wounds Urban Village Plan would be amended to: (1) modify the Interim Land Uses and Land Use Policies to allow transit-supportive development to move ahead of the full funding of the 28th Street/Little Portugal BART station; and (2) revise the Urban Village land use designation to increase residential density from 95 to 250 DU/AC and reduce the minimum commercial/office FAR from 0.75 to 0.10 for projects less than 1.5 acres or west of the Five Wounds Trail. Should the City Council choose to approve the Applicant's proposed

reduction in FAR, staff recommends that the 1.5-acre exception should only apply to pre-subdivision acreage and should not apply to contiguous property under the common ownership, unless the total of all the contiguous properties under common ownership is less than 1.5 acres.

Should the City Council adopt a resolution to deny the General Plan Text Amendment, the Five Wounds Urban Village Plan would remain unchanged.

BACKGROUND

On December 2, 2020, the Planning Commission held a public hearing to consider the proposed General Plan Text Amendment. The Planning Commission voted to recommend that the City Council adopt a resolution approving the staff recommended modified General Plan Text Amendment to amend the Five Wounds Urban Village Plan interim land use policies and Urban Village land use designation.

Staff Presentation

Staff stated that the proposed General Plan Text Amendment was analyzed with respect to conformance with the goals and policies of the General Plan. The proposed text amendment to (1) modify the Interim Land Use Policies to allow transit-supportive mixed use development to move ahead of the full funding of the 28th Street/Little Portugal BART Station; and (2) increase the residential density of the Urban Village land use designation from 90 to 250 DU/AC is consistent with General Plan, City Council direction, and BART-recommended densities for transit-supportive development.

However, staff stated that the applicant's proposed General Plan Text Amendment to reduce commercial or office density from 0.75 to 0.10 FAR on parcels less than 1.5 acres or west of the Five Wounds Trail in the Urban Village land use designation would not be consistent with the major strategies, goals, and policies of the General Plan and would affect 65 parcels within the Urban Village; this was a verbal correction of the staff report that states 140 parcels. Staff proposes that consideration of changes to commercial FAR requirements should be analyzed holistically through the Five Wounds Urban Village Plan update process which is expected to be initiated in Spring 2021 and would include community and stakeholder engagement.

Applicant Presentation

Following staff's presentation, the Applicant presented renderings for a conceptual project at 70 North 27th Street and clarified that the design presented is merely an example of what could be built should the General Plan Text Amendment be approved and is strictly conceptual at this time.

Public Testimony

Following the Applicant's presentation, the Commission received testimony from two members of the public. The comments were focused on the conceptual project regarding ingress/egress, building color, parking, traffic, pedestrian traffic, and access to the parking garage.

City Attorney Vera Todorov clarified that comments on the conceptual renderings have no bearing on the General Plan Text Amendment discussed, because there is no associated development application at this time.

Planning Commission Discussion

Commissioner Oliverio expressed support for the staff recommendation as the proposed reduction in commercial density would impact 64 other parcels, would put a burden on the remaining properties, and would not support the City's economic goals. He expressed support for the other proposed changes but indicated that changes to the commercial requirements should be deferred to the undertaking of the Five Wounds Urban Village Plan update and City Council action.

Commissioner Caballero echoed Commissioner Oliverio's comments related to density and expressed concern about reducing commercial uses in the area which would also reduce potential tax revenue for the City. She agreed that changes to commercial requirements should be analyzed more holistically as it has a larger potential impact on the neighborhood.

The Planning Commission voted 7-0 to recommend that the City Council adopt a resolution approving the staff recommended modified Five Wounds Urban Village General Plan Text Amendment.

ANALYSIS

A complete analysis regarding the proposed General Plan Text Amendment is contained in the attached Planning Commission Staff Report.

CONCLUSION

The resolution to adopt the Planning Commission recommended modified General Plan Text Amendment would amend the Five Wounds Urban Village Plan to: (1) revise the Interim Land Uses and Land Use Policies to allow transit-supportive development to move ahead of the full funding of the 28th Street/Little Portugal BART station; and (2) revise the Urban Village land use designation to increase residential density from 95 to 250 dwelling units per acre (DU/AC).

EVALUATION AND FOLLOW-UP

If the City Council adopts a resolution to approve the Planning Commission recommended modified General Plan Text Amendment, the amendments to the Five Wounds Urban Village Plan will be effective 30 days from adoption of the resolution by the City Council.

CLIMATE SMART SAN JOSE

The recommendation in this memorandum aligns with one or more Climate Smart San José energy, water, or mobility goals by allowing the increase in density of new development within an urbanized area, thereby reducing the impact from expanding any public services or infrastructure.

PUBLIC OUTREACH

Staff followed Council Policy 6-30: Public Outreach Policy. The property owners and occupants within a 1,000 feet radius were sent public hearing notices for the Planning Commission and City Council hearing. A notice of the public hearing was also published in the San José Post Record and on the City's website. The Planning Commission agenda was posted on the City of San José website, which included a copy of the staff report, and staff has been available to discuss the project with members of the public.

COORDINATION

Preparation of this memorandum has been coordinated with the City Attorney's Office.

CEQA

An Initial Study and Addendum to the Final Program Environmental Impact Report (EIR) for the Envision San José 2040 General Plan (Resolution No. 76041), the Envision San José 2040 General Plan Supplemental Environmental Impact Report (SEIR) (Resolution No. 77617), and Addenda thereto were prepared by the Director of Planning, Building and Code Enforcement for the subject General Plan Text Amendment. The proposed Five Wounds Urban Village General Plan Text Amendment does not involve any construction, demolition, or other activity that has the potential to negatively impact the environment and the Initial Study/Addendum adequately describes the project activity for the purposes of CEQA. The Five Wounds Urban Village General Plan Text Amendment Addendum to the EIR for this project dated November 2020, together with the EIR, SEIR, and addenda thereto are posted to the City's Completed EIRs

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website at www.sanjoseca.gov/completedeirs. The Initial Study/Addendum for this project is posted to the City's Active EIRs website at: <https://www.sanjoseca.gov/activeeirs> under File No. GPT20-001.

/s/

Rosalynn Hughey, Secretary
Planning Commission

For questions please contact Michael Brilliot, Deputy Director, at michael.brilliot@sanjoseca.gov .

Attachment: [Planning Commission Staff Report](#)



Memorandum

TO: PLANNING COMMISSION

FROM: Rosalynn Hughey

SUBJECT: GPT20-001

DATE: 12/2/2020

COUNCIL DISTRICT: 3

Type of Permit	Privately-Initiated General Plan Text Amendment
Project Planner	Jessica Setiawan
CEQA Clearance	Addendum to the Envision San José 2040 General Plan
CEQA Planner	Cassandra Van Der Zweep

PROPERTY INFORMATION

Location	Five Wounds Urban Village Plan
Council District	3
Acreage	74 acres
Applicant	Vicky Ching, HC Investment Associates, LP 3546 Steval Place San Jose, CA 95136
Applicant's Representative	Jerry Strangis, Strangis Properties 3546 Steval Place San Jose, CA 95136

RECOMMENDATION

Staff recommends that the Planning Commission recommend to the City Council to:

1. Consider the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San Jose General Plan Final Program Environmental Impact Report (Resolution No. 77617), Addendum to the Envision San José 2040 General Plan Final Program Environmental Impact Report for the Five Wounds Urban Village General Plan Text Amendment dated November 2020, and all Addenda thereto;
2. Adopt a resolution approving the Applicant's General Plan Text Amendment application to amend the Five Wounds Urban Village Plan, in part, to: (1) modify Interim land Uses and Land Use Policies to allow transit-supportive development to move ahead of the full funding of the 28th Street/Little Portugal BART station; and (2) revise the Urban Village land use designation to increase residential density from 95 to 250 dwelling units per acre (DU/AC), but denying the portion of the Applicant's request to change the Urban Village land use designation floor to area ratio (FAR) because it is inconsistent with the General Plan

PROJECT BACKGROUND

On March 11, 2020, Jerry Strangis (applicant representative) applied for a General Plan Text Amendment to modify the Five Wounds Urban Village Plan as follows:

1. Amend the Interim Land Uses and Land Use Policies to allow transit-supportive residential and mixed-use residential projects exceeding 75 dwelling units per acre (DU/AC) to proceed ahead of the full funding of the 28th Street/Little Portugal BART station; and
2. To modify the Urban Village land use designation to increase the maximum allowable residential density from 95 to 250 dwelling units per acre, and decrease the minimum allowable commercial density to 0.10 Floor Area Ratio (FAR) for properties of less than 1.5 acres or located west of the Five Wounds Trail.

The applicant has represented that their intent is to develop a future mixed-use project at 70 North 27th Street, and proposes this General Plan Text Amendment to allow projects to move ahead of the existing interim land use policies in the Five Wounds Urban Village Plan.

The proposed text amendment to the Five Wounds Urban Village Plan is as follows in strikethrough/underline format:

1. **Interim Land Use Policy 1:** Until such time the Valley Transportation Authority (VTA) has secured a Full Funding Grant Agreement for the planned 28th Street BART station, this Village Plan supports uses consistent with those allowed by the Combined Industrial/Commercial General Plan Land Use designation on those properties designated as Urban Village on the Existing/Interim Land Use Diagram (Figure 1). Proposed mixed-use developments exceeding 75 DU/AC on properties designated as Urban Village on the Future Land Use Diagram (Figure 2) may proceed ahead of VTA securing a Full Funding Grant Agreement for the planned 28th Street BART station.

(Land Use Chapter, B. Land Use Diagram, 2. Interim Land Use Policies, Page 12)

2. **Interim Land Use Policy 2:** No residential development shall occur on properties designated Urban Village until the City Council allocates residential growth from Horizon II and the Valley Transportation Authority (VTA) secures a Full Funding Grant Agreement for the 28th Street BART station, with the exception of residential developments with a minimum density of 75 DU/AC.

(Land Use Chapter, B. Land Use Diagram, 2. Interim Land Use Policies, Page 12)

3. **Interim Land Use Policy 4:** The General Plan “Signature Project” policy (General Plan Urban Village Planning Policy IP-5.10) and the General Plan “Pool Project” policy (General Plan General Plan Phasing/Planning Horizons/Major Review Policy IP-2.11) shall not be applicable on properties with an Urban Village Land Use designation until the Valley Transportation Authority (VTA) secures a Full Funding Grant Agreement for the 28th Street BART station, with the exception of residential developments with a minimum density of 75 DU/AC.

(Land Use Chapter, B. Land Use Diagram, 2. Interim Land Use Policies, Page 13)

4. Urban Village

Density: Up to 250 ~~95~~ DU/AC; minimum FAR 0.75 (3 to 9 stories)

The largest portion of the Village area is designated with the Urban Village Land Use designation. The Urban Village designation supports a wide variety of commercial, residential, institutional uses including stand-alone schools or other land uses with an emphasis on establishing an attractive urban form in keeping with the Urban Village concept. The Urban Village Land Use designation is a commercial designation that also allows residential uses in a mixed-use format. Residential and commercial mixed-use projects can be vertical mixed-use with residential above retail for example, or,

where a larger site allows, they can be mixed horizontally, with commercial and residential uses built adjacent to each other, in one integrated development. Residential projects that “stand alone” and do not include a commercial component are not consistent with the Urban Village designation in this Village Plan.

The vision for the Five Wounds Urban Village is as an urban and pedestrian-oriented corridor with higher-intensity development than currently exists. This Village Plan establishes a long-term objective that properties redeveloped with fully commercial uses should have a minimum FAR of 0.75, and preferably higher. Fully commercial projects developed at less than an FAR of 0.75, while permitted, are intended to be interim uses to ultimately be replaced by high intensity commercial/employment uses in the future.

This Village Plan establishes a maximum FAR for mixed-use residential/commercial development for properties designated Urban Village. To meet the employment lands and job development objectives for this Village, as described above in the Planned Growth Capacity and Objectives section, this Plan establishes a minimum FAR for the commercial/employment component of a mixed-use project to be 0.75, with the exception of projects less than 1.5 acres or west of the planned Five Wounds Trail, which require a FAR of 0.10.

The ultimate intensity or density of new development will effectively be limited by the maximum height limits established in this Village Plan and shown in Five Wounds Village Height Diagram (Figure 3) and by the parking requirements established in the Zoning Ordinance, as may be amended in the future.

(Land Use Chapter, B. Land Use Diagram, 4. Land Use Designations, Urban Village, Page 17-18)

Site Location:

The Applicant's proposed Text Amendment would apply to all properties with an Urban Village land use designation located within the boundaries of the Five Wounds Urban Village.

**ANALYSIS**

The Five Wounds Urban Village Plan was approved by City Council in November 2013 and establishes the framework for the transition of the area surrounding and nearby the future 28th Street/Little Portugal Bay Area Rapid Transit (BART) Station into a vibrant mixed-use and pedestrian-oriented district. The General Plan provides a tool for phasing residential development within Urban Villages in a series of three incremental planning Horizons so that the amount of new housing and the City's need to provide services for those new residents are increased gradually over the timeframe of the Plan. While the City is still in Horizon I as it relates to implementation of the Urban Village major strategy, the Five Wounds Urban Village remains in Horizon II and has a growth capacity of 845 residential units and 4,050 jobs. With limited exceptions, residential or mixed-use residential projects are only allowed to proceed within Urban Villages that are in the current Horizon and have an approved Urban Village plan.

Currently, through the Envision 2040 General Plan 4-Year Review process, staff recommended moving the Five Wounds Urban Village to Horizon I while the General Plan 4-Year Review Task Force voted to recommend removing the Horizon framework entirely from the General Plan which, without Horizons, would effectively allow development to commence in all Urban Villages. This recommendation is anticipated to go to City Council for consideration in Spring 2021.

The purpose of the Applicant's proposed General Plan text amendment is to allow transit-supportive mixed-use projects to move forward in the Five Wounds Urban Village. The phased growth strategy stated in the Interim Land Use policies of the Five Wounds Urban Village plan prohibits residential uses on properties with an Urban Village land use designation and focuses on the preservation of existing commercial and industrial uses in the interim until:

1. Growth from Horizon II is allocated to this Urban Village; and
2. Funding for the 28th Street BART Station is fully secured.

The Applicant's requested text changes to the Urban Village plan would allow mixed-use residential development to move forward that is transit-supportive. The proposed minimum density of 75 DU/AC in the interim land use policy is consistent with minimum densities recommended by BART's transit-oriented development guidelines to support transit ridership. The Applicant's proposed increase in maximum density from 95 DU/AC to 250 DU/AC for the Urban Village land use designation in the Five Wounds Urban Village plan would be consistent with the Urban Village land use designation in the General Plan.

In December 2018, the City Council approved amendments to the Five Wounds BART Urban Village plan related to interim land use policies, and other minor updates. With approval of the updates, the City Council provided further direction to staff to explore additional changes to the Five Wounds BART Urban Village Plan to allow certain key properties to develop as mixed-use projects in advance of the BART station. Additionally, in December 2019 the City Council accepted the report and endorsed the approach outlined in the Valley Transportation Authority's (VTA) strategy study for creating transit-oriented communities (TOC) in San Jose. One of the recommendations of the VTA's TOC strategy included updating land use policies in the 28th Street/Little Portugal BART Station area to ensure the development of a transit oriented community. As directed by Council and to support implementation of the TOC study, a planning process to update to the Five Wounds Urban Village Plan is anticipated to be initiated in spring 2021. The update could include removal of interim land use policies and would have a robust community engagement process to consider changes in densities and heights among other updates.

The Applicant's proposed General Plan Amendment application is analyzed with respect to conformance with:

1. Envision San José 2040 General Plan
2. California Environmental Quality Act (CEQA)

General Plan Conformance

The proposed General Plan Amendment is **consistent** with the following General Plan policies:

1. Housing – Social Equity and Diversity Goal H-1: Provide housing throughout our City in a range of residential densities, especially at higher densities, and product types, including rental and for-sale housing, to address the needs of an economically, demographically, and culturally diverse population.
2. Housing – Social Equity and Diversity Policy H-1.9: Facilitate the development, preservation, and rehabilitation of housing to meet San José's fair share of the County's and region's housing needs.

Analysis: Under the proposed General Plan text amendment, the modifications to the interim land use policies and increase in maximum residential density could generate more housing at a wider variety of residential densities for the City's next (6th cycle) Regional Housing Needs Allocation (RHNA), and therefore, is consistent with General Plan Goal H-1 and Policy H-1.9.

3. Land Use – Efficient Use of Residential and Mixed-Use Land Policy LU-10.1: Develop land use plans and implementation tools that result in the construction of mixed-use development in appropriate places throughout the City as a means to establish walkable, complete communities.
4. Land Use – Efficient Use of Residential and Mixed-Use Land Policy LU-10.3: Develop residentially- and mixed-use-designated lands adjacent to major transit facilities at high densities to reduce motor vehicle travel by encouraging the use of public transit.

Analysis: Under the proposed General Plan text amendment, the modifications to the interim land use policies would allow development of mixed-use development and result in construction near the 28th Street/Little Portugal BART Station sooner than currently written in the Five Wounds Urban Village Plan, and therefore, is consistent with General Plan Policy LU-10.1 and Policy LU-10.3.

The proposed project is **inconsistent** with the following Envision San José 2040 General Plan policy.

1. Land Use – General Land Use Policy LU-1.1: Foster development patterns that will achieve a complete community in San José, particularly with respect to increasing jobs and economic development and increasing the City’s jobs-to-employed resident ratio while recognizing the importance of housing and a resident workforce.

Analysis: Under the proposed General Plan text amendment, the proposed reduction to the minimum commercial/office density from 0.75 to 0.1 floor area ratio would impact approximately 140 parcels within the urban village. The urban village is planned for 4,050 jobs and reducing the minimum employment density across 140 parcels would decrease the minimum commercial space required to meet the employment goals of the plan. This could negatively impact achieving the General Plan’s jobs-to-employed resident ratio goal.

If the proposed change to FAR is approved, the 1.5-acre exception should only apply to pre-subdivision acreage and should not apply to contiguous property under the common ownership unless the total of all of the contiguous properties under common ownership is less than 1.5 acres. The Five Wounds Urban Village Plan should include additional language in the Urban Village land use designation to define a single project site as a contiguous property under common ownership and control for purposes of determining acreage subject to the exception. Without this clarification, many more parcels would potentially qualify for the exception and further exacerbate the jobs-to-employed resident ratio goal.

2. Land Use – Commercial Policy LU-4.1: Retain existing commercial lands to provide jobs, goods, services, entertainment, and other amenities for San José’s workers, residents, and visitors.

Analysis: The evaluation of the project as inconsistent with Land Use Policy LU-1.1 also applies here. The Urban Village land use designation is defined as “a commercial designation that also allows residential uses in a mixed-use format” in the Five Wounds Urban Village Plan. Under the proposed General Plan text amendment, the proposed reduction to the minimum commercial/office density would effectively be a conversion of commercial lands as it would no longer be the primary use to the Urban Village land use designation.

3. Land Use – Neighborhood Serving Commercial Policy LU-5.3: Encourage new and intensification of existing commercial development, including stand-alone, vertical mixed-use, or integrated horizontal mixed-use projects, consistent with the Land Use / Transportation Diagram.

Analysis: Under the proposed General Plan text amendment, the reduction to the minimum commercial/office density would discourage intensification of commercial development, the opposite of the intent of Policy LU-5.3.

4. Industrial Preservation Policy LU-6.1: Prohibit conversion of lands designated for light and heavy industrial uses to non-industrial uses. Prohibit lands designated for industrial uses and mixed industrial-commercial uses to be converted to non-employment uses. Lands that have been acquired by the City for public parks, public trails, or public open space may be re-designated from industrial or mixed-industrial lands to non-employment uses. Within the Five Wounds BART Station and 24th Street Neighborhood Urban Village areas, phased land use changes, tied to the completion of the planned BART station, may include the conversion of lands designated for Light Industrial, Heavy Industrial or other employment uses to non-employment use provided that the Urban Village areas maintain capacity for the overall total number of existing and planned jobs.

Analysis: The interim land uses and land use policies in the Five Wounds Urban Village Plan is a phased approach that would allow industrial land conversion for Urban Village designated properties. This industrial conversion is an exception linked to the preservation of the planned jobs for the Urban Village. The proposed reduction to the minimum commercial/office density would decrease the minimum number of potential jobs which is directly inconsistent Policy LU-6.1.

Conclusion

Staff recommends the approval of the Applicant's proposed text changes to the Five Wounds BART Urban Village Plan with the exception that staff recommends denial of the portion of the application that would reduce commercial or office density from 0.75 to 0.10 FAR on parcels less than 1.5 acres or west of the Five Wounds Trail in the Urban Village land use designation as detailed in No. 4 of the strikeout/underline text changes above, because it is inconsistent with General Plan Policy LU-1.1, Policy LU-4.1, Policy LU-5.3, and Policy LU-6.1. Consideration of changes to commercial FAR requirements should be, and will be, analyzed holistically through the Five Wounds Urban Village Plan update process, which will to be initiated in Spring 2021 and will include community and stakeholder engagement. As part of this process, staff will holistically evaluate and propose land use designation and land use policy changes to further the recommendations of VTA's Transit Oriented Communities Strategy for the 28th Street/Little Portugal BART station area. Should the Council adopt the Applicant's proposed changes to the FAR, the 1.5-acre exception should only apply to pre-subdivision acreage and should not apply to contiguous property under the common ownership unless the total of all of the contiguous properties under common ownership is less than 1.5 acres. Approval of the Applicant's proposed FAR change should include additional language in the Urban Village land use designation to define a single project site as a contiguous property under common ownership and control for purposes of determining acreage subject to the exception.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed Five Wounds Urban Village General Plan Text Amendment does not involve any construction, demolition, or other activity that has the potential to negatively impact the environment. Pursuant to Section 15162 and 15164 of the CEQA Guidelines, the City of San José has prepared and Initial Study and Addendum to the Final Program Environmental Impact Report (EIR) for the Envision San José 2040 General Plan (Resolution No. 76041), the Envision San José 2040 General Plan Supplemental Environmental Impact Report (SEIR) (Resolution No. 77617), and Addenda thereto, which adequately describes the project activity for the purposes of CEQA. The Five Wounds Urban Village General Plan Text Amendment Addendum to the EIR for this project dated November 2020, together with the EIR, SEIR and addenda thereto are posted to the City's Completed EIRs website at www.sanjoseca.gov/completedeirs. The Initial Study/Addendum for this project is posted to the City's Active EIRs website at: <https://www.sanjoseca.gov/activeeirs>

PUBLIC OUTREACH

Due to public interest in the proposed project, a community meeting was held virtually on September 28, 2020 due to the COVID-19 pandemic shelter-in-place orders. There were 33 public attendees, many of whom expressed support for the proposed text changes to the Five Wounds Urban Village Plan. Some community members expressed concern on design, parking, and traffic on the conceptual design of a potential project on 70 North 27th Street, which is in its preliminary design and pre-submittal outreach stages.

Outside of the community meeting, neighborhood leaders and developers expressed concern over the existing FAR requirements being too high and difficult to occupy, but the appropriate forum for that discussion and change would be through the Five Wounds Urban Village Plan update slated to begin in 2021 where FAR changes would be analyzed holistically throughout the urban village and a comprehensive community and stakeholder engagement process would be conducted.

Staff followed Council Policy 6-30: Public Outreach Policy in order to inform the public of the proposed project. A notice of the public hearing was distributed to the owners and tenants of all properties located within 1,000 feet of the project site and posted on the City website. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

Project Manager: Jessica Setiawan

Approved by: /s/ Deputy Director for Rosalynn Hughey, Planning Director

ATTACHMENTS:

Exhibit A: General Plan Text Amendment Resolution

Exhibit B: Addendum to the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San Jose General Plan Final Program Environmental Impact Report (Resolution No. 77617), and all Addenda thereto:

<https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-planning/environmental-review/active-eirs/five-wounds-urban-village-gp-text-amendment>

Exhibit C: CEQA Resolution

GP20-001 List of Attachments

[Exhibit A- General Plan Text Amendment Resolution](#)

Exhibit B- Addendum to the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San Jose General Plan Final Program Environmental Impact Report (Resolution No. 77617), and all Addenda thereto:

<https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-planning/environmental-review/active-eirs/five-wounds-urban-village-gp-text-amendment>

[Exhibit C- CEQA Resolution](#)