



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Vice Mayor Chappie Jones
Councilmember Raul Peralez

SUBJECT: GP21-004 and C21-009 - General Plan
Amendment and Conforming Rezoning for Certain
Real Property Located on 7246 Sharon Drive.

DATE: February 4, 2022

Approved

Date 2/4/22

RECOMMENDATION

- 1) Approve the GP amendment with the following expectations:
 - The developer will submit the Planned Development application for the live-work project for the site.

BACKGROUND

Rather than maintaining this outdated, underutilized commercial space, we are interested in seeing a live-work concept succeed in West San Jose, as it does in other cities. We appreciate that the developer has engaged the community and worked closely with the Vice Mayor's office to pursue this creative land-use solution. It is the expectation of the community, the Planning Commission, and myself that the PD permit for the live-work site will be submitted to the City on April 25th, the Planning Department's earliest available appointment. Due to the fact that the PD is not coming forward at the same time as the General Plan Amendment, we have added the expectation, in writing, that the project is fulfilled as the developer has presented.

Live-work is a concept that has recently grown in popularity as we see an increase in remote work and, in some instances, the need for physical office spaces shrink. The concept for these units would have a ground floor commercial space (such as a CPA or artist studio) that would connect to an upper-level residential dwelling unit for the tenant. We understand the hesitancy of our Planning Staff to convert commercial land, however this specific site appears to be an ideal location as it is between an upcoming hotel project and residential homes.

The signers of this memorandum have not had, and will not have, any private conversation with any other member of the City Council, or that member's staff, concerning any action discussed in the memorandum, and that each signer's staff members have not had, and have been instructed not to have, any such conversation with any other member of the City Council or that member's staff.