

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 TO URBAN VILLAGE
AT 715 AND 739 WEST JULIAN STREET AND MODIFY
THE DIRIDON STATION AREA PLAN TO SHIFT 305
RESIDENTIAL UNITS TO THE NORTHERN ZONE**

Fall 2017 General Plan Amendment Cycle (Cycle 3)

File No. GP17-006 and GPT17-008

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 Jose; 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 (hereinafter the "General Plan"); and

WHEREAS, in accordance with 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 June 17, 2014, the City Council adopted the Diridon Station Area Plan by Resolution No. 77096, which has been amended from time to time; and

WHEREAS, on November 8, 2017, the Planning Commission held a public hearing to consider the proposed amendments to the General Plan and Diridon Station Area Plan, File Nos. GP17-006 and GPT17-008 specified in Exhibit “A” hereto (“General Plan Amendments”), 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 Amendments; and

WHEREAS, on December 12, 2017, the Council held a duly noticed public hearing; and

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

WHEREAS, pursuant to Title 18 of the San José Municipal Code, public notice was given that on November 28, 2017 at 6:00 p.m. in the Council Chambers at City Hall, 200 East Santa Clara Street, San José, California, 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 Amendments (Exhibit “A”); and

WHEREAS, prior to making its determination on the General Plan Amendments, the Council reviewed and considered the Addendum to the Diridon Station Area Plan Final Program Environmental Impact Report, Resolution No. 77096, dated October 18, 2017; and

WHEREAS, the Council 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:

SECTION 1. The Council's determinations regarding General Plan Amendment File Nos. GP17-006 and GPT17-008 are hereby specified and set forth in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2. This Resolution shall take effect thirty (30) days following the adoption of this Resolution.

ADOPTED this ____ day of _____, 20__, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

I hereby certify that the amendments to the San José General Plan specified in the attached Exhibit A were adopted by the City Council of the City of San José on _____, as stated in its Resolution No. _____.

Dated: _____

TONI J. TABER, CMC
City Clerk

EXHIBIT A

File No. GP17-006. A General Plan Amendment to change the Land Use/ Transportation Diagram land use designation from Mixed Use Commercial to Urban Village on a 1.22 gross acre site located at the northwest corner of Julian Street and Stockton Avenue (715 West Julian Street) (Speno Enterprises LP, Owner).

Council District: 6. CEQA: Addendum to the Diridon Station Area Plan Final Program EIR, Resolution No. 77096, dated October 18, 2017.

File No. GPT17-008. Amendments to the Diridon Station Area Plan as follows:

1. Amendments to the Diridon Station Area Plan, Chapter 2, entitled "Final Plan General Description," "Summary" section, third and fourth paragraphs on page 2-139, as follows:

"The Northern Zone would include 3,012,400 gross square feet of commercial, which includes office and research and development (R&D) uses; approximately 81,100 gross square feet of retail and restaurant use; and ~~223~~528 residential units. This projected future development capacity would require ~~5,088~~ 5,393 parking spaces based on the recommended parking rates.

The Southern Zone would include 805,000 gross square feet of commercial, which includes office uses; approximately 203,000 gross square feet of retail and restaurant uses, 650 hotel rooms and ~~2,365~~ 2,060 residential units. Based on the recommended parking rates, these proposed uses would require approximately ~~3,453~~ 3,148 parking spaces."

//

//

//

//

EXHIBIT A-1

Fall 2017 General Plan Amendment (Cycle 3)
GP17-006 and GPT17-008

2. Amendments to "Figure 2-8-1: Development-Based Parking Demand by Land Use Category and Zone" on page 2-140 of the Diridon Station Area Plan, as follows:

20% VMT reduction		Proposed Development by Land Use			
		Commercial	Retail/ Restaurant	Residential	Hotel
North	rate	1.9	0	1	0.2
A. Arena North		576,400	40,300	0	0
B. Julian North		1,634,000	0	0	0
C. Stockton Corridor		802,000	40,800	<u>223,528</u>	0
	Total	3,012,400	81,100	<u>223,528</u>	0
South	rate	1.4	0	1	0.2
D. Dupont/McEvoy		0	61,000	1,175	0
E. Royal/Auzerais		805,000	12,000	155	200
F. Park/San Carlos		0	130,000	<u>1,035,730</u>	450
	Total	805,000	203,000	<u>2,365,200</u>	650
Central	rate	0.55	0	1	0.2
G. Ballpark		0	0	0	0
H. Station East		1,146,000	140,000		250
	Total	1,146,000	140,000	0	250
Total Development		4,963,400	424,100	2,588	900
Projected Parking Demand					
North	5,393	4,864	0	528	0
South	3,148	958	0	2,060	130
Central	586	535	0	0	50
Total	9,127	6,357	0	2,588	180
Weighted Rate		1.51	0.00	1.00	0.20

Council District: 6. CEQA: Addendum to the Diridon Station Area Plan Final Program EIR, Resolution No. 77096, dated October 18, 2017.

EXHIBIT A-2

Fall 2017 General Plan Amendment (Cycle 3)
GP17-006 and GPT17-008

T-1201.046/1461163_2.doc
Council Agenda: 12-12-2017
Item No.: 10.5(b)

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