

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE NOMINATING THE AREAS OF THE MONTEREY BUSINESS CORRIDOR AND SENTER ROAD GENERAL PLAN GROWTH AREAS AS A PRIORITY PRODUCTION AREA AND COMMITTING TO TAKE FUTURE ACTIONS RELATED TO TRANSPORTATION, HOUSING, AND AREA PLANNING

WHEREAS, the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) are embarking upon the development of Plan Bay Area 2050 (Plan Bay Area), a regional plan for the nine county Bay Area; and

WHEREAS, the MTC and ABAG are creating a Regional Growth Framework to be used in the Plan Bay Area; and

WHEREAS, Priority Production Areas (PPAs) are a new pilot program for Plan Bay Area 2050. PPAs are intended to support industrial clusters and encourage middle-wage job growth close to affordable housing, they may be positioned for future planning and investment, and the results of the pilot may lead to funding opportunities and/or technical assistance to support planning and infrastructure for PPAs; and

WHEREAS, designation by the City, MTC, and ABAG enables access to dedicated funding for plans and infrastructure improvements, and many competitive state transportation and housing funding programs now prioritize projects in places that implement regional plans such as PPAs; and

WHEREAS, as part of the 2050 Plan Bay Area process, on September 14, 2019 staff submitted a letter of interest to designate the Monterey Business Corridor depicted on

Exhibit “A,” attached hereto and incorporated herein by reference as a PPA to the MTC and ABAG; and

WHEREAS, on November 1, 2019, the MTC and ABAG confirmed that the proposed Monterey Business Corridor and Senter Road General Plan Growth Areas is an eligible PPA by meeting the following criteria for a PPA:

- The area is zoned for industrial use or has a high concentration of Production, Distribution, and Repair (PDR) activities,
- The area does not overlap with a Priority Development Area and does not include land within a ½ mile of a regional rail station, and
- The jurisdiction has a certified Housing Element.

WHEREAS, the MTC and ABAG request the City Council to adopt a resolution nominating the Monterey Business Corridor and Senter Road General Plan Growth Areas as a PPA by January 16, 2020; and

WHEREAS, on December 10, 2019, the Council held a duly noticed public hearing; and

WHEREAS, a copy of the proposed PPA is on file in the office of the Director of Planning, Building and Code Enforcement of the City, is available for public review during normal business hours, and with copies submitted to the City Council for its consideration; and

WHEREAS, public notice was given that on December 10, 2019, 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 PPA; and

WHEREAS, prior to making its determination on the General Plan Amendment, the Council reviewed and considered the CEQA Determination of Consistency to the Envision

San José 2040 Final Environmental Impact Report (EIR) (Resolution No. 76041), Supplemental EIR (Resolution No. 77617), and Addenda thereto; and

WHEREAS, the Council is the decision-making body for the proposed PPA;

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

SECTION 1. The boundaries of the Monterey Business Corridor and Senter Road PPA are hereby established as depicted and set forth in Exhibit "A," attached hereto and incorporated herein by reference, and the PPA is hereby nominated for approval by MTC and ABAG.

SECTION 2. This Resolution shall take effect immediately 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

Exhibit A Proposed Monterey-Senter Road Priority Production Area

