



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: November 25, 2019

COUNCIL DISTRICT: 1

SUBJECT: GP19-001: AMENDMENT TO THE ENVISION SAN JOSE 2040 GENERAL PLAN LAND USE/TRANSPORTATION DIAGRAM DESIGNATION FROM RESIDENTIAL NEIGHBORHOOD TO URBAN RESIDENTIAL ON AN APPROXIMATELY 0.20-GROSS ACRE SITE AT 4070 WILLIAMS ROAD

RECOMMENDATION

The Planning Commission voted unanimously (7-0) to recommend to the City Council to adopt a resolution approving the 4070 Williams Road General Plan Amendment Initial Study/Negative Declaration in accordance with CEQA, and approve the General Plan Land Use/Transportation Diagram Amendment resolution, as described in the attached Planning Commission Staff Report.

OUTCOME

Should the City Council approve the proposed General Plan Amendment, the General Plan Land Use/Transportation Diagram designation would be changed from Residential Neighborhood to Urban Residential on an approximately 0.20-gross acre site at 4070 Williams Road.

Should the City Council deny the General Plan Amendment, the site would retain the Land Use/Transportation Diagram designation of Residential Neighborhood.

BACKGROUND

On November 6, 2019, the Planning Commission held a public hearing to consider the proposed General Plan Amendment. The proposed General Plan Amendment was a consent item on the Planning Commission agenda. The Planning Commission made a recommendation to the City Council to adopt a resolution approving the 4070 Williams Road General Plan Amendment Initial Study/Negative Declaration in accordance with CEQA, and to approve the General Plan Land Use/Transportation Diagram Amendment resolution.

ANALYSIS

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

CONCLUSION

As stated in the Planning Commission Staff Report, the approval of the proposed General Plan Amendment of Urban Residential is consistent with Policies CD 4.3, CD 4.4, and LU-9.17 of the General Plan which promote consistent development patterns along streets and within existing neighborhoods.

EVALUATION AND FOLLOW-UP

If the Amendment is approved, the General Plan Land Use/Transportation Diagram designation would be changed from Residential Neighborhood to Urban Residential on an approximately 0.20-gross acre site at 4070 Williams Road.

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.

COMMISSION RECOMMENDATION/INPUT

The Planning Commission voted unanimously (7-0) to recommend to the City Council to adopt a resolution approving the 4070 Williams Road General Plan Amendment Initial Study/Negative Declaration in accordance with CEQA, and to approve the General Plan Land Use/Transportation Diagram Amendment resolution, as described in the attached Staff Report.

CEQA

An Initial Study (IS) and Negative Declaration (ND) were prepared by the Director of Planning, Building and Code Enforcement for the subject General Plan Amendment. The documents were circulated for public review from September 10, 2019 to September 30, 2019. No public comments were received. The ND states that the proposed General Plan Amendment will have a less than significant effect on the environment. No impacts were identified; therefore, no mitigation is required. The entire ND, Initial Study, technical reports, public comments and responses are available at: <http://www.sanjoseca.gov/NegativeDeclarations> under File No. GP19-001.

/s/
Rosalynn Hughey, Secretary
Planning Commission

For questions please contact Michael Brilliot, Deputy Director, at 408-535-7831.

Attachment: Planning Commission Staff Report