Legislation Details (With Text)

File #:	20-219 **Version:** 1		
Type:	Land Use Regular Agenda	**Status:**	Agenda Ready
File created:	2/24/2020	**In control:**	City Council
On agenda:	3/10/2020	**Final action:**	
Title:	GPT19-003/GP19-005/GP19-006 - General Plan Text Amendment, General Plan Amendment for Real Property Located at 625 Hillsdale Avenue, and General Plan Amendment for Real Property Located at 500 Nicholson Lane (Council Policy Priority #2 - Mobilehome Conversions).		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Memorandum, 2. Attachments, 3. (a) Resolution, 4. (b) Resolution, 5. (c) Resolution, 6. Memorandum 3/6/2020 from Jimenez, Peralez, Esparza, and Foley, 7. Memorandum 3/9/2020 from Diep, 8. Supplemental Memorandum, 9. Presentation, 10. Letters from the Public		

Date	Ver.	Action By	Action	Result
3/10/2020	1	City Council		

GPT19-003/GP19-005/GP19-006 - General Plan Text Amendment, General Plan Amendment for Real Property Located at 625 Hillsdale Avenue, and General Plan Amendment for Real Property Located at 500 Nicholson Lane (Council Policy Priority #2 - Mobilehome Conversions).

(a) Adopt a resolution adopting the General Plan Text Amendment to add a new land use designation entitled "Mobilehome Park" to Chapter 5 ("Interconnected City") of the Envision San José 2040 General Plan (File No. GPT19-003);

(b) Adopt a resolution amending the Envision San José 2040 General Plan Land Use/Transportation Diagram land use designation from Urban Residential and Residential Neighborhood to Mobilehome Park for 625 Hillsdale Avenue on a 21.71 gross acre site (File No. GP19-005); and

(c) Adopt a resolution amending the Envision San José 2040 General Plan Land Use/Transportation Diagram land use designation from Urban Residential to Mobilehome Park for 500 Nicholson Lane on an 83.43 gross acre site (File No. GP19-006).

(d) In addition to the above, the Planning Commission further recommended that the City Council:

(1) Consider a City-initiated General Plan amendment and direct staff to return to Council to consider applying the Mobilehome Park land use designation to the remaining 56 mobilehome parks in the City; and

(2) Consider amendments to the General Plan and/or City Council Policy 6-33 and direct staff to return to Council to consider additional amendments to better protect existing mobilehome residents by ensuring residents receive just compensation in the event of a conversion, with the criteria being, at a minimum, comparable to what was received by residents at the Winchester Ranch Mobilehome Park, and to include strategies to ensure mobilehome units lost are replaced with deed restricted on-site, affordable housing.

(e) Determine that the Council Policy Priority #2 is completed and will be removed from the 2020-2021 Council Policy Priority List.

CEQA: Determination of Consistency with the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and the Envision San José 2040 General Plan Supplemental Environmental Impact Report (Resolution No. 77617), and Addenda thereto. File No. GPT19-

003/GP19-005/GP19-006. Council Districts 7 and 4. Planning Commission recommends approval (6-0-1, Oliviero absent). (Planning, Building and Code Enforcement)