

Early Consideration for Privately-Initiated General Plan Amendment

File No. GP25-005

City Council
September 30, 2025
Item 10.3

Presenters:
Chris Burton, Director
Ruth Cueto, Principal Planner



*Planning, Building and
Code Enforcement*

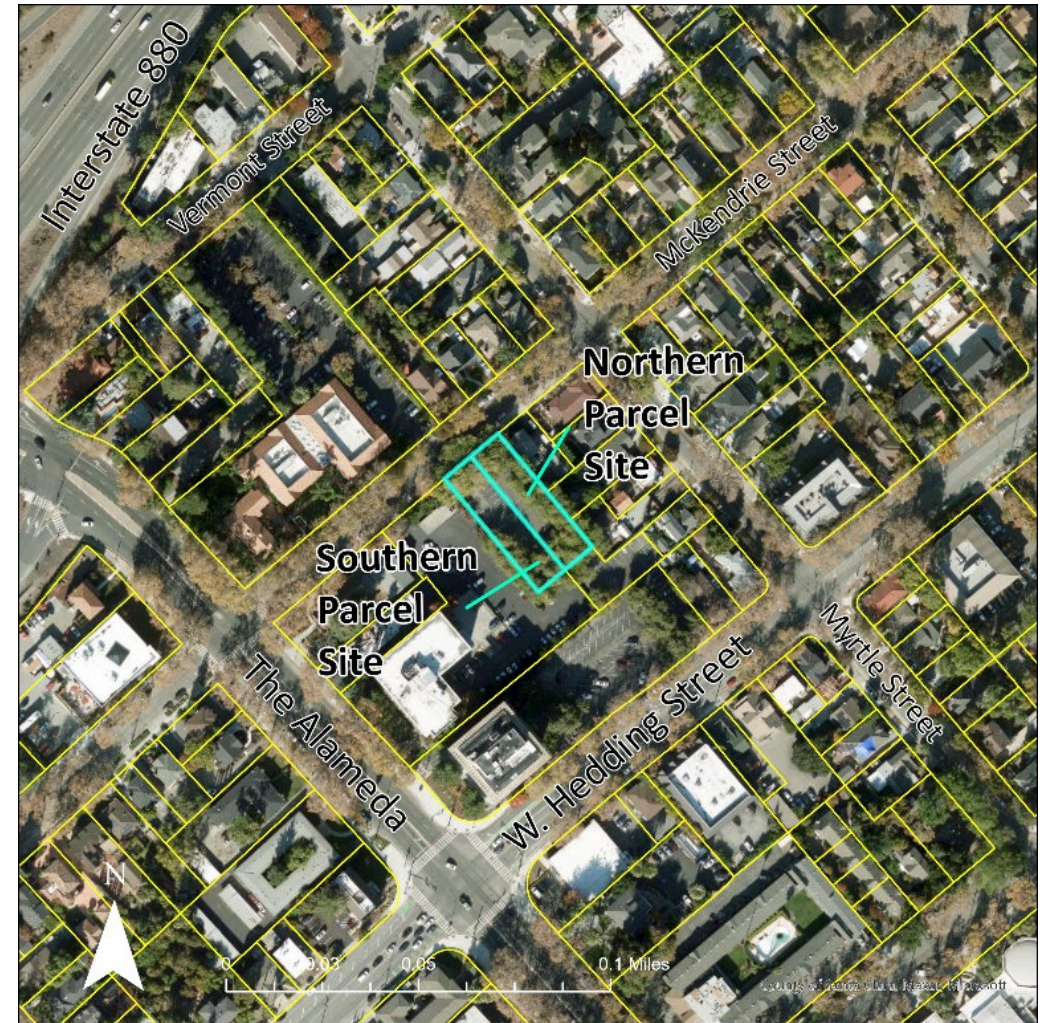
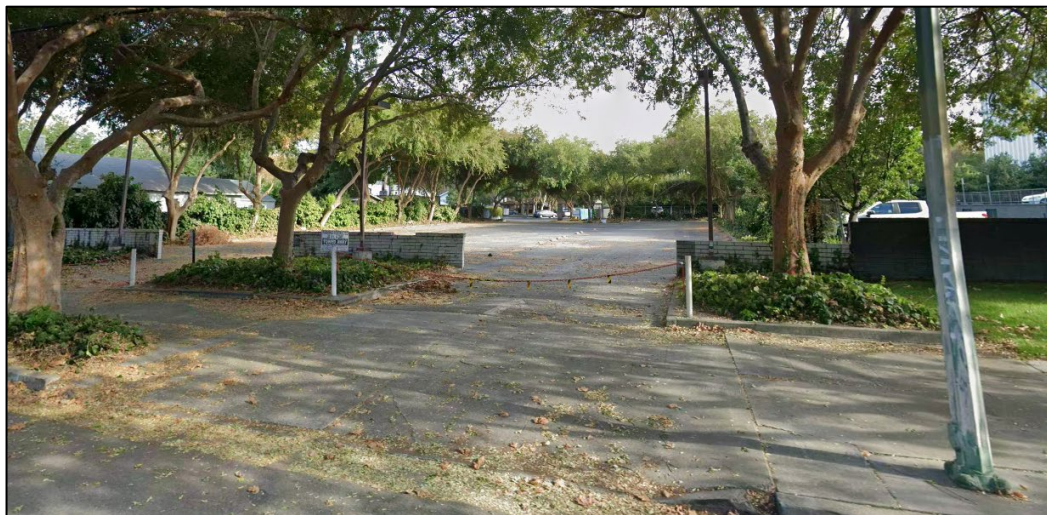
Early Consideration Process

General Plan Policy IP-3.3

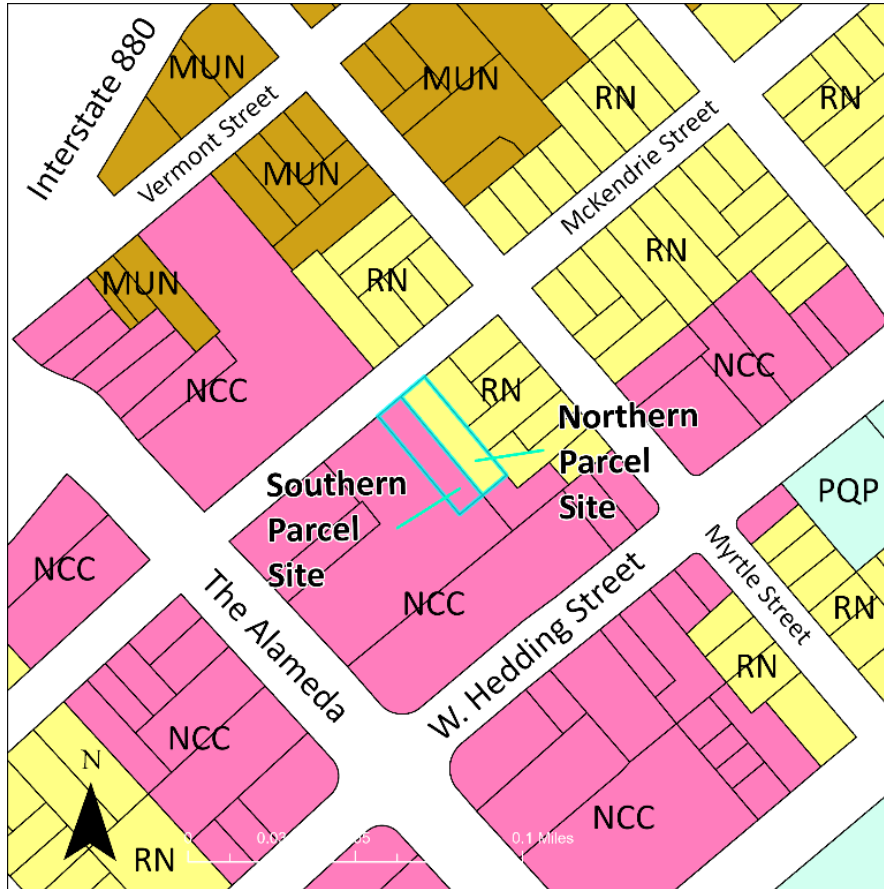
...early consideration for continued processing or denial may be considered outside of the General Plan Annual Review process for projects involving the **conversion of employment land to non-employment uses or other projects that are fundamentally inconsistent with the General Plan...**

Site Description

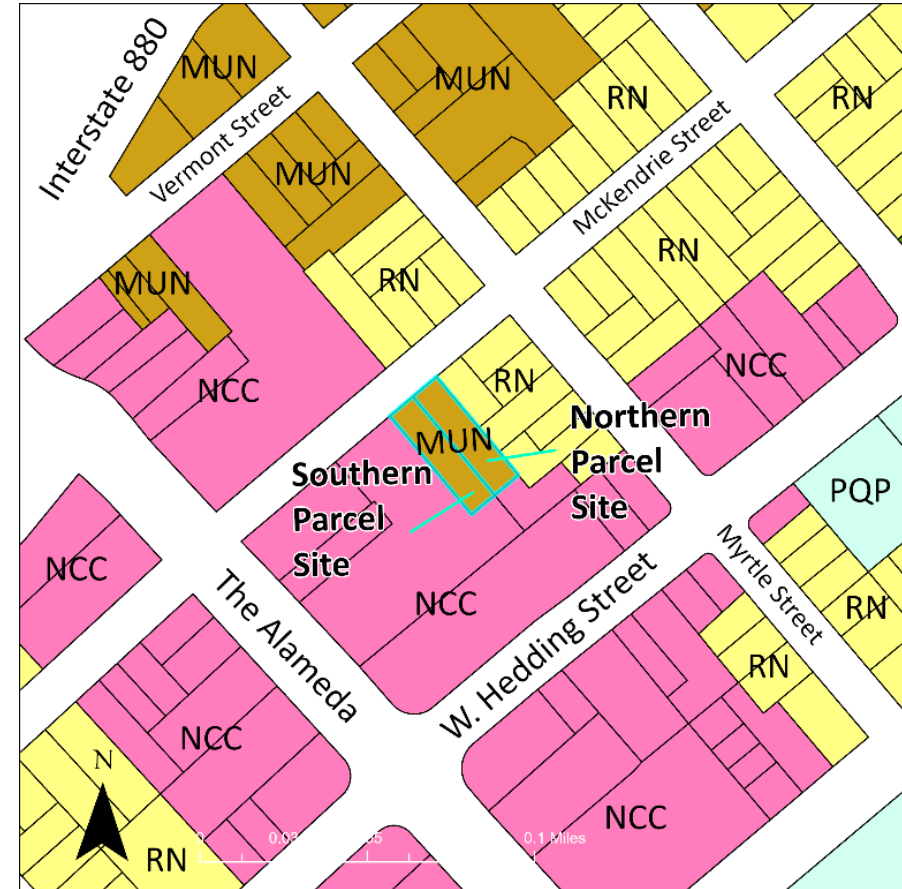
- 0.46 gross-acre site
- Existing parking lot
- Surrounded by Office, Commercial, Church, Single-Family, Duplex, and parking lots



General Plan

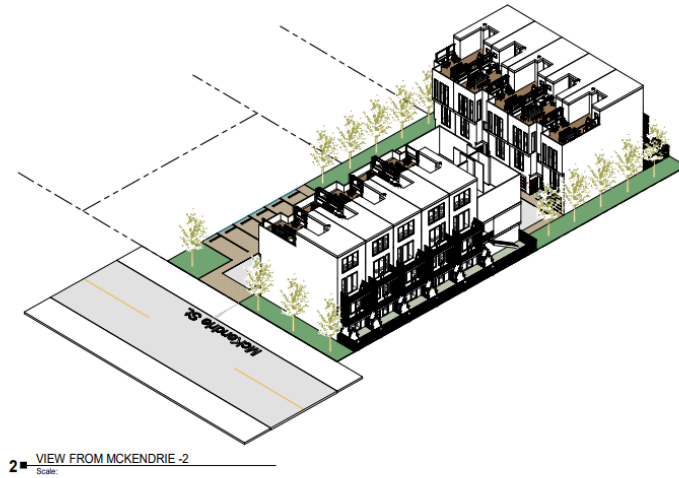
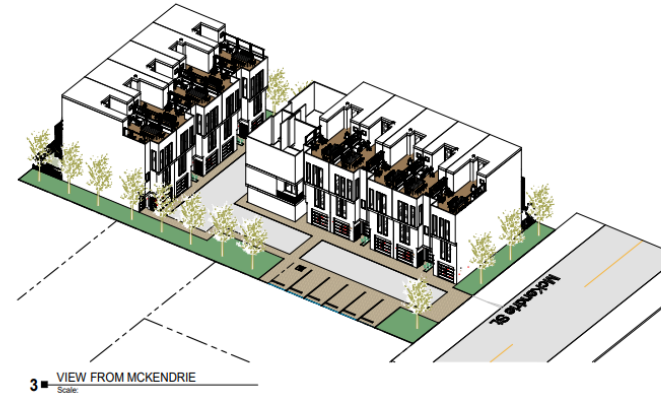
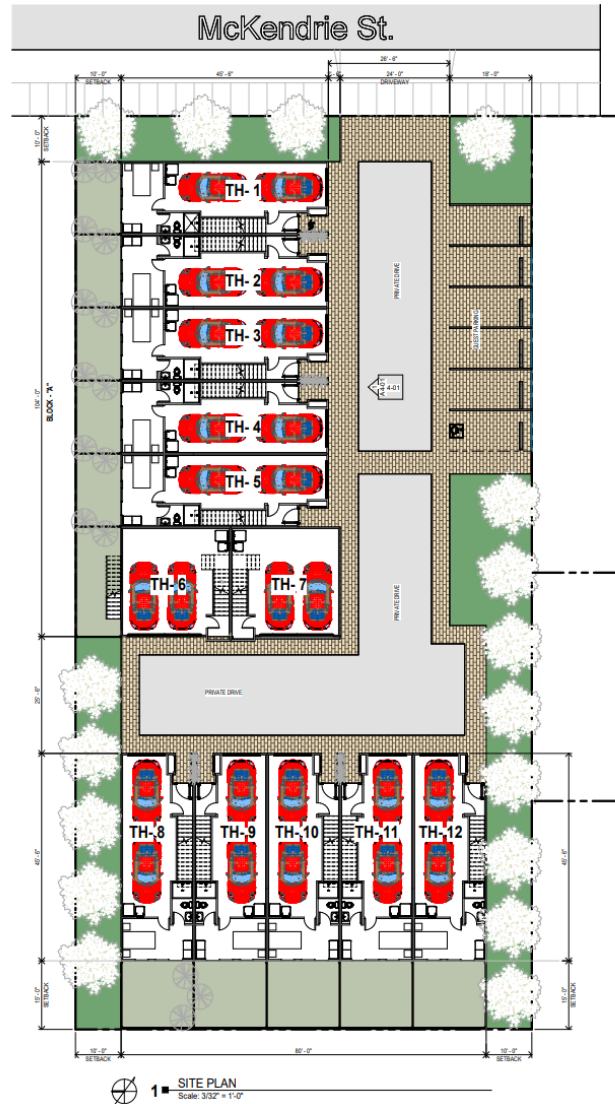


Existing General Plan Designation:
Neighborhood/Community Commercial
Residential Neighborhood



Proposed General Plan Designation:
Mixed use Neighborhood

Project Description



General Plan Consistency

- **Inconsistent**

- **Employment Land**

- Major Strategy #4, and Promote Fiscally Beneficial Land Use Policy FS-4.4

- **Focused Growth**

- Focused Growth Major Strategy #3, and Land Use Policies 2.3, and 9.17

- **Consistent**

- **Housing**

- Social Equity and Diversity Policy H-1.9

Other Options

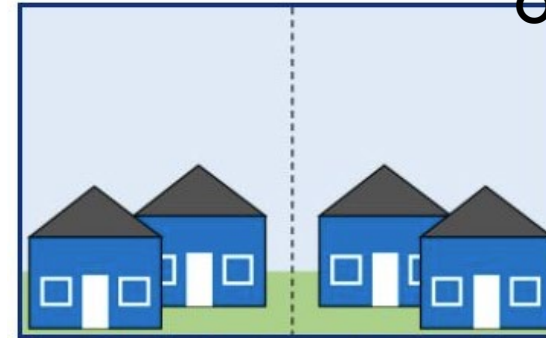
Northern Parcel

- SB 9 Duplex
 - Can build a duplex on land zoned for single-family
 - Additional ADUs also allowed
- SB9 Subdivision
 - Allows the parcel to be subdivided into two parcels.
 - Can build up to two units on each lot

Southern Parcel

- AB2011/SB6
 - Allows residential development on commercially-designated land

SB 9 Subdivision Options



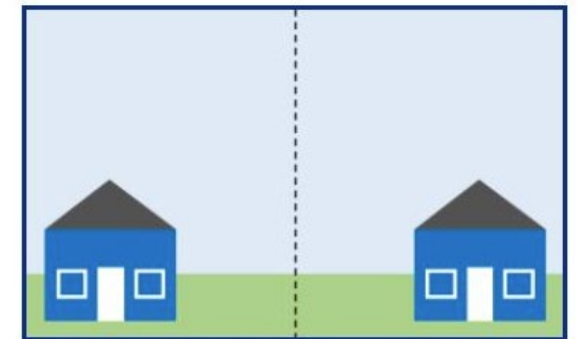
Two detached single-family units on each lot



One single-family unit, One two-family unit



Two two-family units



Two single-family units

General Plan 4-Year Review

- First taskforce meeting, Oct. 15, 2025
- Opportunity to evaluate policies and goals related to housing
- Identifying additional areas outside of Growth Areas to accommodate more residential
- A comprehensive evaluation approach



Planning Commission Recommendation

Recommend that the City Council *deny staff's recommendation* and allow for the continued processing of the General Plan Amendment application.

Staff Recommendation

Deny the applicant's request to amend the Envision San José 2040 General Plan Land Use/ Transportation Diagram designation from Neighborhood/Community Commercial & Residential Neighborhood to Mixed Use Commercial.

and

Direct Planning staff to evaluate the subject site and surrounding sites, as an area that would allow for residential or mixed-use development in the future, as part of the General Plan 4-Year Review

Potential City Council Actions

- (1) Approve staff recommendation, deny the proposed General Plan Amendment and analyze site as part of General Plan Four Year Review; or
- (2) Deny staff recommendation and direct staff to continue processing the General Plan Amendment and any other associated applications as proposed;