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

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Planning, Building and Code Enforcement

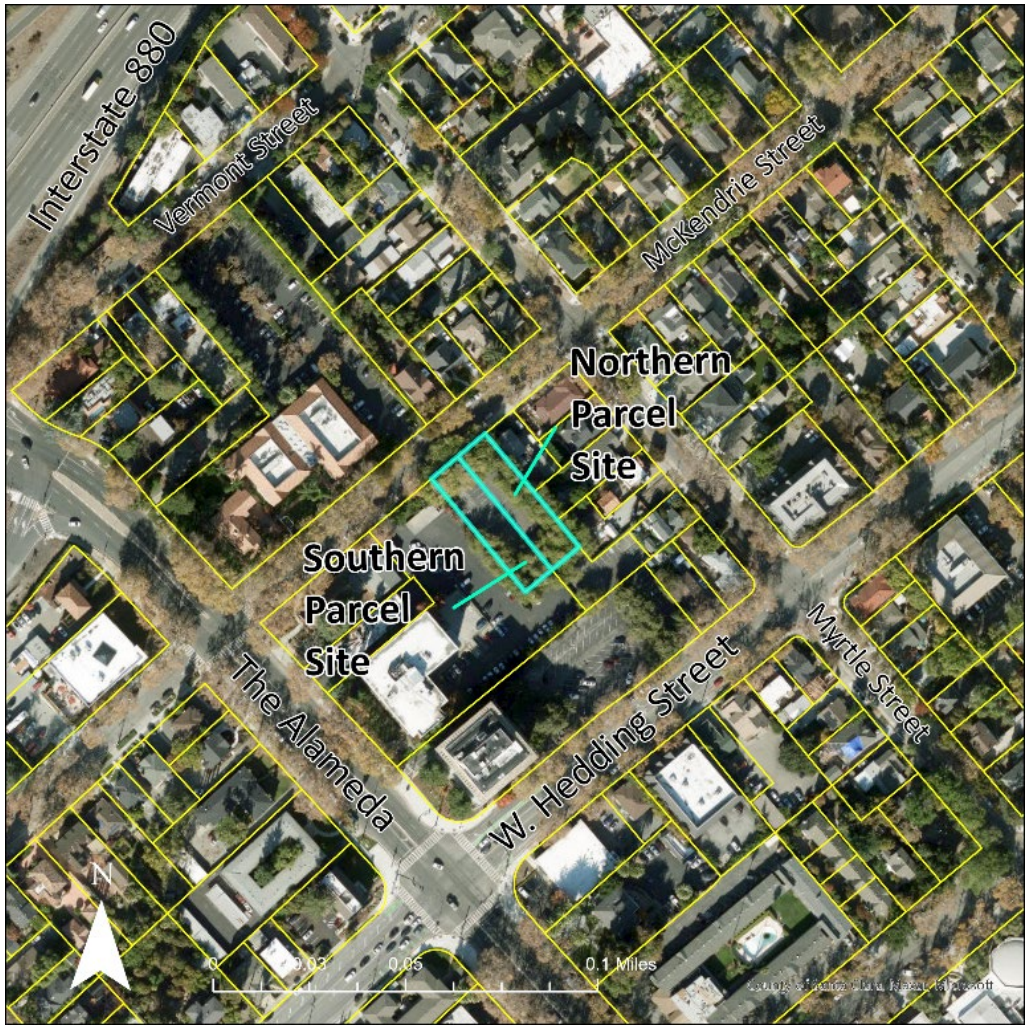
Early Consideration Process

General Plan Policy IP-3.3

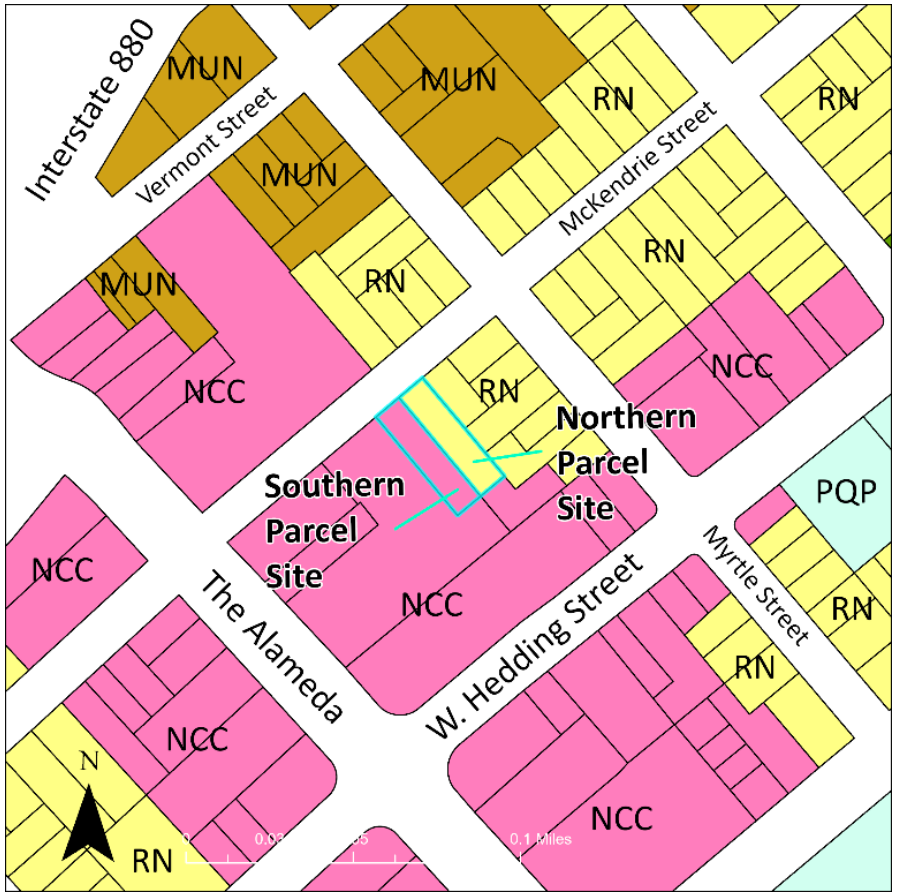
…early consideration for continued processing or denial may be considered outside of the General Plan Annual Review process for projects involving the **conversion of employment land to non-employment uses or other projects that are fundamentally inconsistent with the General Plan**….

Site Description

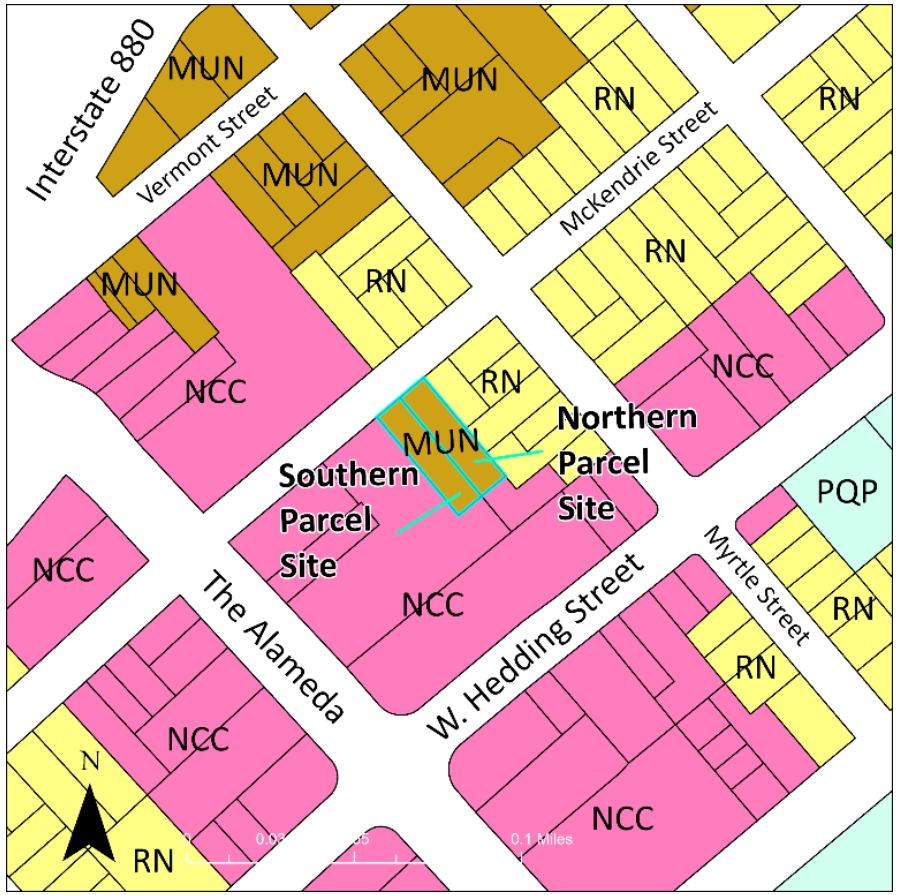
- 0.46 gross-acre site
- Existing parking lot
- Surrounded by Office, Commercial, Church, Single-Family, Duplex, and parking lots



General Plan

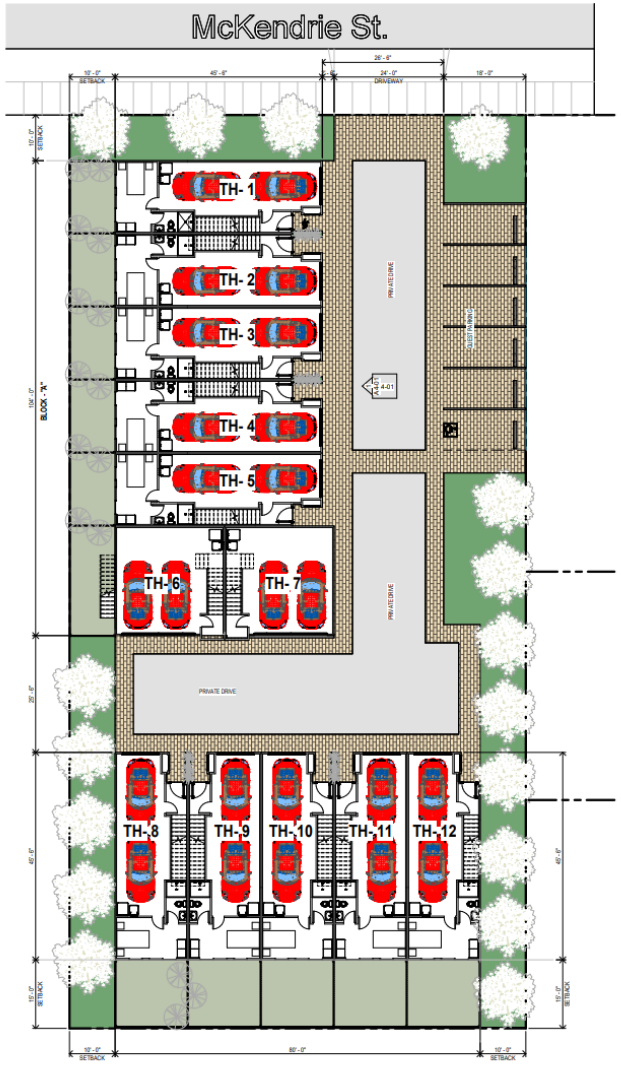


Existing General Plan Designation:
Neighborhood/Community Commercial
Residential Neighborhood

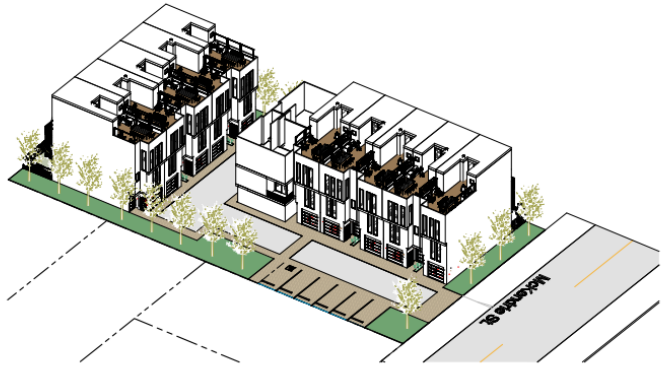


Proposed General Plan Designation:
Mixed use Neighborhood

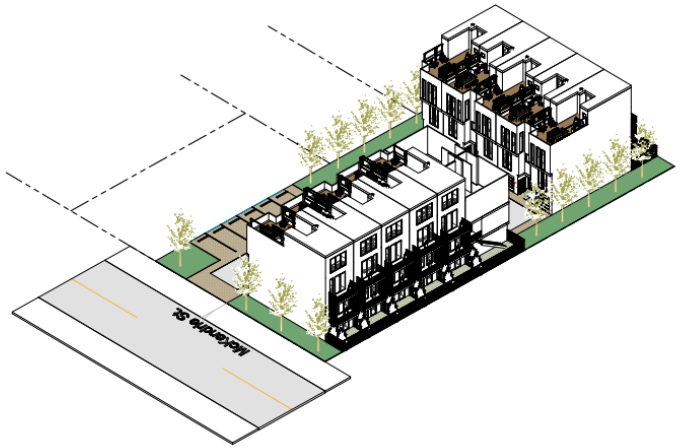
Project Description



1 SITE PLAN
Scale: 3/32" = 1'-0"



3 VIEW FROM MCKENDRIE
Scale:



2 VIEW FROM MCKENDRIE -2
Scale:

General Plan Consistency

- **<u>Inconsistent</u>**
  - **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
- **<u>Consistent</u>**
  - **Housing**
    - Social Equity and Diversity Policy H-1.9

Other Options

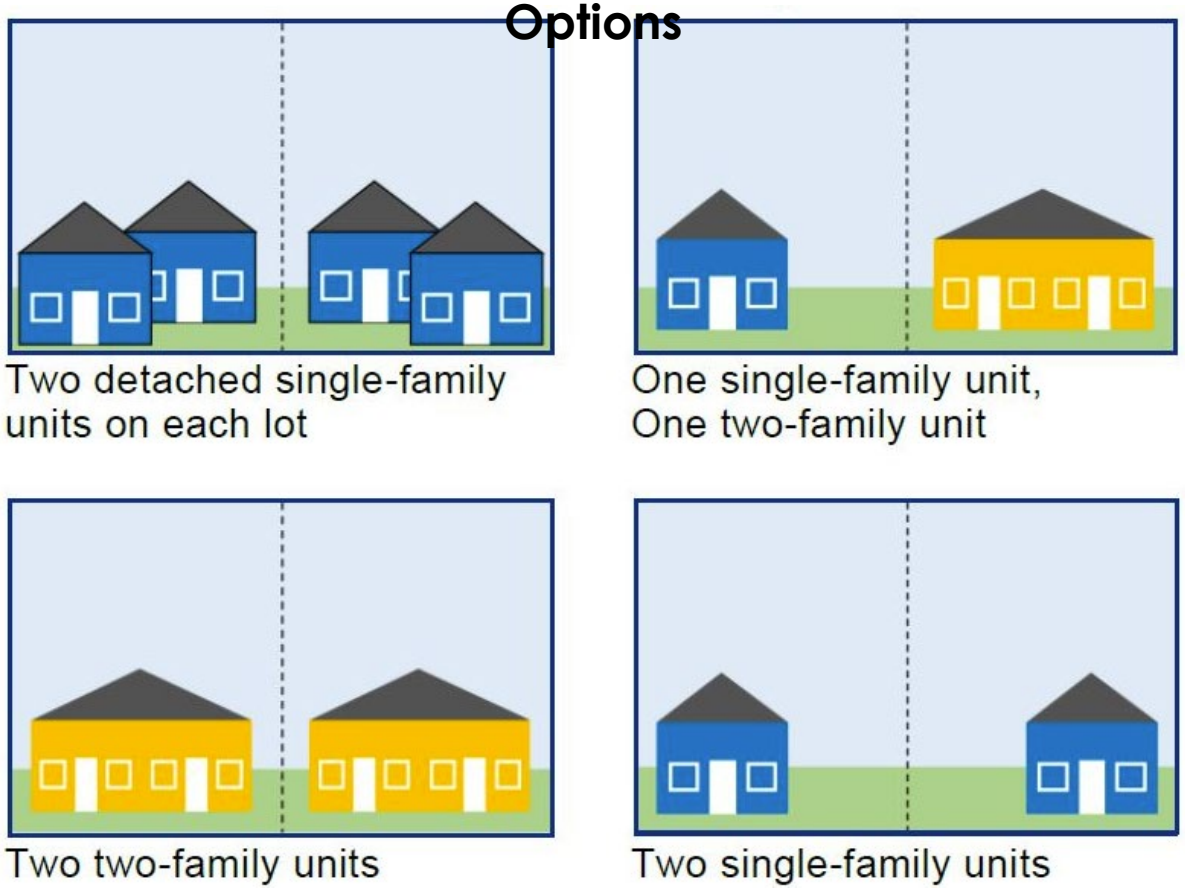
Northern Parcel

- 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



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

ENVISIONSAN JOSE2040
4-YEAR REVIEW

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;