Early Consideration for Privately-Initiated General Plan Amendment

File No. GP25-002

City Council
September 30, 2025
Item 10.2

Presenters:
Chris Burton, Director
Ruth Cueto, Principal Planner

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Planning, Building and Code Enforcement

Early Consideration Process

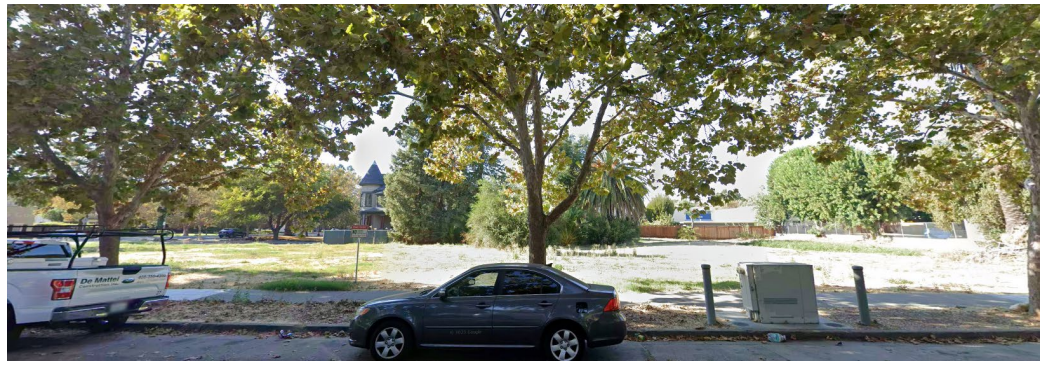
General Plan Policy IP-3.11

Applicants, at their discretion, can apply for early consideration by the City Council of their proposed General Plan amendment. Early Consideration applications do not need to include a Development Permit application. At the early consideration hearing, Council can either deny the proposed General Plan Amendment or direct staff to complete CEQA review and process such an application.

Existing Conditions

Acreage: 0.99 gross-acre

(E) Zoning District: A(PD) Planned Development



Elevation from Emory St.

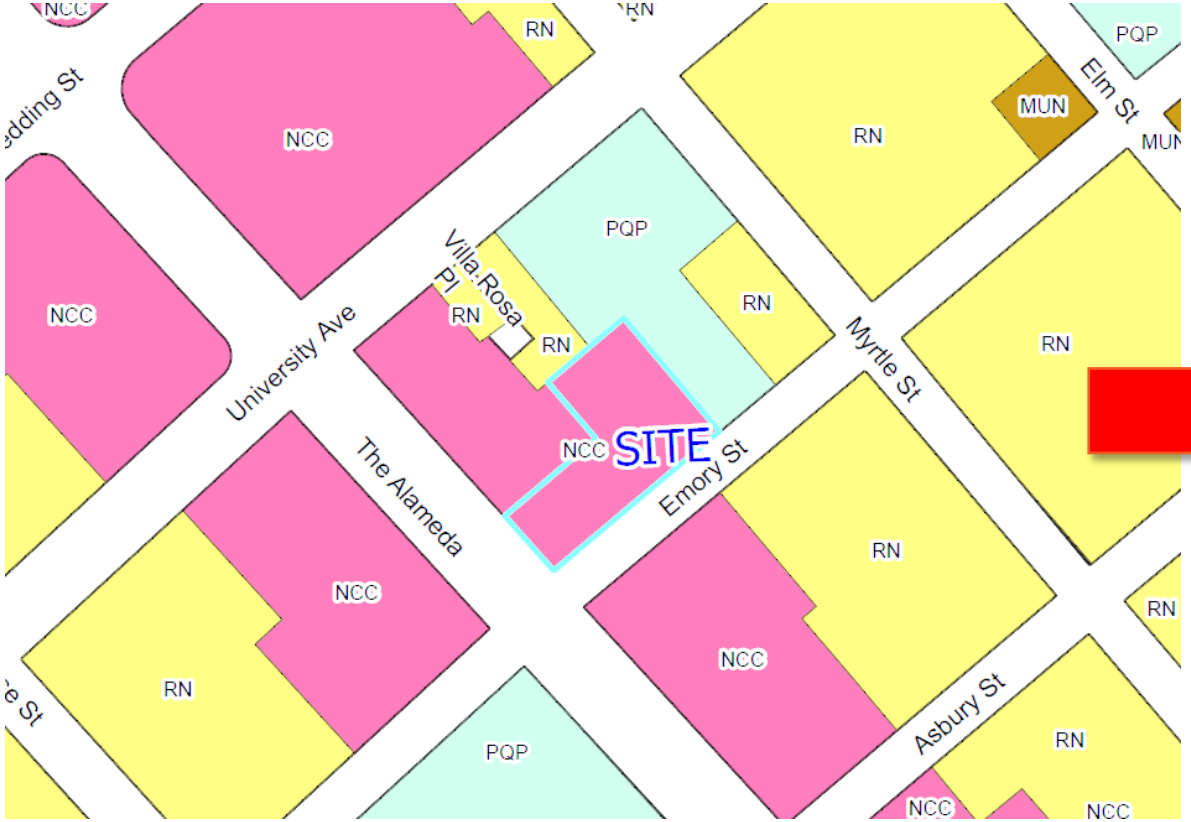
Elevation from W. Hedding St.

General Plan Amendment Request

Acreage: 0.99

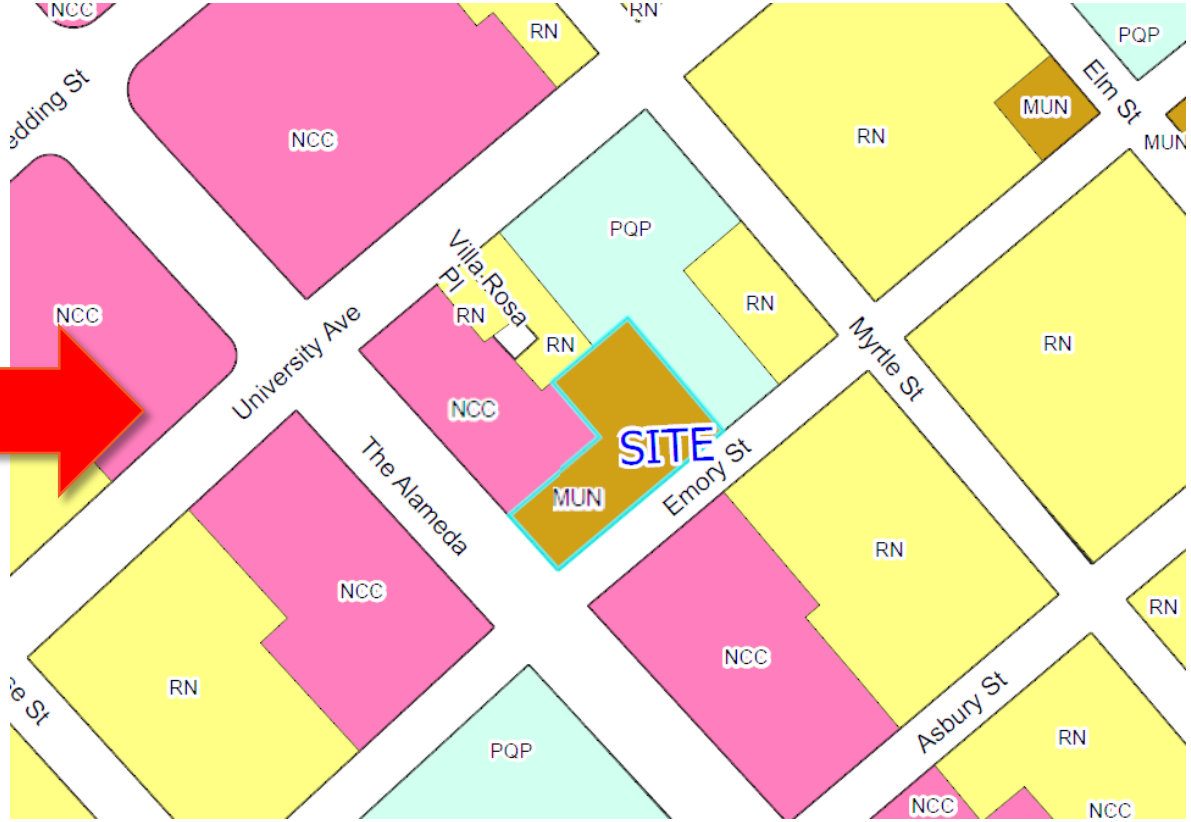
Growth Area: None

(E) Zoning District: A(PD) – Planned Development



Neighborhood/Community Commercial

FAR: up to 3.5
No residential permitted



Mixed Use Neighborhood

FAR: 0.25 to 2.0
Density: up to 30 DU/AC

= Up to 30 units on site

General Plan Consistency

Inconsistent

- **Focused Growth**
  - Major Strategy #3-Focused Growth and Land Use Policies LU-2.3 & LU-9.17
- **Employment Lands**
  - Major Strategy # 4-Innovation/Regional Employment Center, Fiscally Sustainable Land Use Policy FS-4.1, and Land Use Policy LU-1.1

Consistent

- **Housing**
  - Housing Social Equity and Diversity Goal H-1

Development Proposal

- Intention to build approximately 18 townhouses at 18 du/ac
- Development Permit and Rezoning application to be submitted
- Historic Landmark District

Alternatives

- **State Laws**
  - AB2011
  - SB6
- **City Provision**
  - General Plan Housing Policy H-2.9
- **Staff Suggestion**
  - Mixed Use Commercial land use designation
    - Residential density up to 50 du/ac
    - Mixed-use commercial requirement minimum of 0.5 FAR

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 request.

Staff Recommendation

Deny the request to amend the Envision San José 2040 General Plan Land Use/Transportation Diagram designation from Neighborhood/Community Commercial to Mixed Use Neighborhood on an approximately 0.99 gross acre site;

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 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;