

NOTICE OF PUBLIC HEARINGS

City of San Jose, City Hall
200 East Santa Clara Street, City Council Chambers, Wing 2nd Floor

Spring 2009 Hearings on General Plan Amendments

Planning Commission: Wednesday, May 27, 2009 at 6:30 p.m.
City Council: Tuesday, June 16, 2009 at 7:00 p.m.

General Plan Amendment File No. (GP09-04-01):

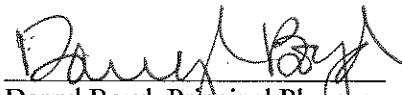
Proposal to amend the General Plan land use designation for property located at the southeast corner of Ridder Park Drive and Fox Lane to add the Mixed Industrial Overlay to a 3.5 acre site designated Industrial Park on the San Jose General Plan 2020 Land Use/Transportation diagram. The General Plan amendment request is for a land use change only. No new development is being proposed at this time. CEQA: Negative Declaration.

You are invited to participate in the above public hearings. The Planning Commission will make a recommendation to the City Council, and the City Council will make the final decision on the proposed General Plan amendment. Please note that the San Jose 2020 General Plan reflects the long-range future growth for the City. A change in the General Plan land use designation would only affect the type and intensity of future development allowed on the subject property. The proposed amendment to the General Plan for the above referenced property would not change the zoning district of the property. Zoning changes occur through the rezoning process, which is separate from the General Plan amendment process.

The General Plan amendment (File No. GP09-04-01) being considered is a request to add the Mixed Industrial Overlay to a 3.5 acre site designated Industrial Park on the San Jose General Plan 2020 Land Use/Transportation diagram located on the southeast corner of Ridder Park Drive and Fox Lane (Ridder Park Associates, Owner / New Harvest Christian Fellowship Church, Applicant)(APN 237-03-059). Council District: 4. SNI: None. CEQA: Negative Declaration.

Comments and questions regarding this proposal or the General Plan amendment process are welcome, and should be referred to the Project Manager, **John Davidson**, at (408) 535-7895. Documents for this project are on file and available for review at: **Planning, Building and Code Enforcement, 200 East Santa Clara Street, San Jose, CA 95113**. Reports and documents will also available online at: http://www.sanjoseca.gov/planning/hearings/planning_com.asp one week prior to the scheduled hearing.

Joseph Horwedel, Director
Planning, Building and Code Enforcement


Darryl Boyd, Principal Planner

Date: May 5, 2009

GENERAL PLAN AMENDMENT REQUEST to add the Mixed Industrial Overlay to a 3.5 acre site designated Industrial Park on the San Jose General Plan 2020 Land Use/Transportation diagram located on the southeast corner of Ridder Park Drive and Fox Lane (Ridder Park Associates, Owner / New Harvest Christian Fellowship Church, Applicant)(APN 237-03-059)

Existing General Plan Designation:

Industrial Park

The Industrial Park designation is an exclusive industrial designation intended for a wide variety of industrial users such as research and development, manufacturing, assembly, testing and offices.

Proposed General Plan Designation:

Industrial Park with the Mixed Industrial Overlay

Areas designated with the Mixed Industrial Overlay may be appropriate for a mixture of primarily industrial with compatible commercial or public/quasi-public uses, or may be developed entirely with industrial uses in accordance with the base designation.



To arrange an accommodation under the Americans with Disabilities Act to participate in these public hearings, please call (408) 294-9337 (TTY) at least 48 hours before the hearing. This document can be made available upon request in alternative formats such as Braille, large print, audiotape, or computer disk. Requests can be made by calling (408) 535-3500 (Voice) or (408) 294-9337 (TTY).

If you choose to challenge this land use decision in court, you may be limited to only those issues that you or someone else raised and discussed at the public hearing or in written correspondence delivered to the City at or prior to the public hearing. Reports including the staff report and recommendation are available a week before the public hearing). Additionally, a public packet will be available for review at the hearing.

Muốn biết tin tức bằng tiếng Việt Nam về tờ thông tin này, xin quý vị liên lạc Trung Nguyen ở số (408) 535-7883.

Para información en Español acerca de esta solicitud, comuníquese con Juan Borrelli al (408) 535-3555.