



Department of Planning, Building and Code Enforcement

JOSEPH HORWEDEL, DIRECTOR

NOTICE OF PUBLIC HEARINGS

City of San Jose, City Hall

200 East Santa Clara Street, City Council Chambers, Wing 2<sup>nd</sup> Floor

Planning Commission: Wednesday, May 27, 2009 6:30 p.m.

City Council: Tuesday, June 16, 2009 7:00 p.m.

**General Plan Amendment File Nos. (GP08-05-01a, b, c, d, & e and GPT08-05-01):**

City-initiated General Plan land use and text amendment requests to change commercial and residential land use designations to Transit Corridor Commercial and modify the Alum Rock Neighborhood Business District boundary to include various parcels or portions of parcels fronting on, or within 1000 feet, of Alum Rock between King Road and Interstate 680 to facilitate mixed uses in the proposed Alum Rock Form Based Zoning District. The associated text amendment request is to revise the definition of the Alum Rock Neighborhood Business District to reflect the proposed land use changes. (Various Owners / City of San Jose, Applicant)(Various APNs). Council District: 5. SNI: Mayfair and Gateway East. CEQA: Mitigated Negative Declaration. *The Transit Corridor Commercial land use designation allows commercial uses and may also allow residential uses above a major portion (51%) of commercial ground-level uses. The Neighborhood Business District Overlay for Alum Rock recognizes the variety of businesses and supporting uses that contribute to neighborhood identity by serving as a focus for neighborhood activity. See attached maps and attached draft Mitigated Negative Declaration.*

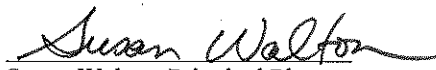
You are invited to participate in the above public hearings. The Planning Commission will make a recommendation to the City Council, and the City Council will make the final decision on the proposed General Plan amendment. Please note that the San Jose 2020 General Plan reflects the long-range future 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. Comments and questions regarding this proposal or the General Plan amendment process are welcome, and should be referred to the Project Manager, Jenny Nusbaum, at (408) 535-7872. 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](http://www.sanjoseca.gov/planning/hearings/planning_com.asp) approximately one week prior to the hearing.

**Citywide**

*Draft Alum Rock Form Based Zoning Design Standards and Guidelines. Consideration of Draft Alum Rock Form Based Zoning Design Standards and Guidelines providing preliminary development standards (including setback, height and use provisions) intended to form the basis for a future zoning district for the area generally located on both sides of Alum Rock Avenue between King Road and Interstate 680. CEQA: Mitigated Negative Declaration, File No. PP09-012*

Comments and questions regarding the proposed Alum Rock Form Based Zoning Standards and Guidelines are welcome and should be referred to **Carol Hamilton** at (408) 535-7837 or at [carol.hamilton@sanjoseca.gov](mailto:carol.hamilton@sanjoseca.gov). A copy of the Alum Rock Form Based Zoning Standards and Guidelines is available at:

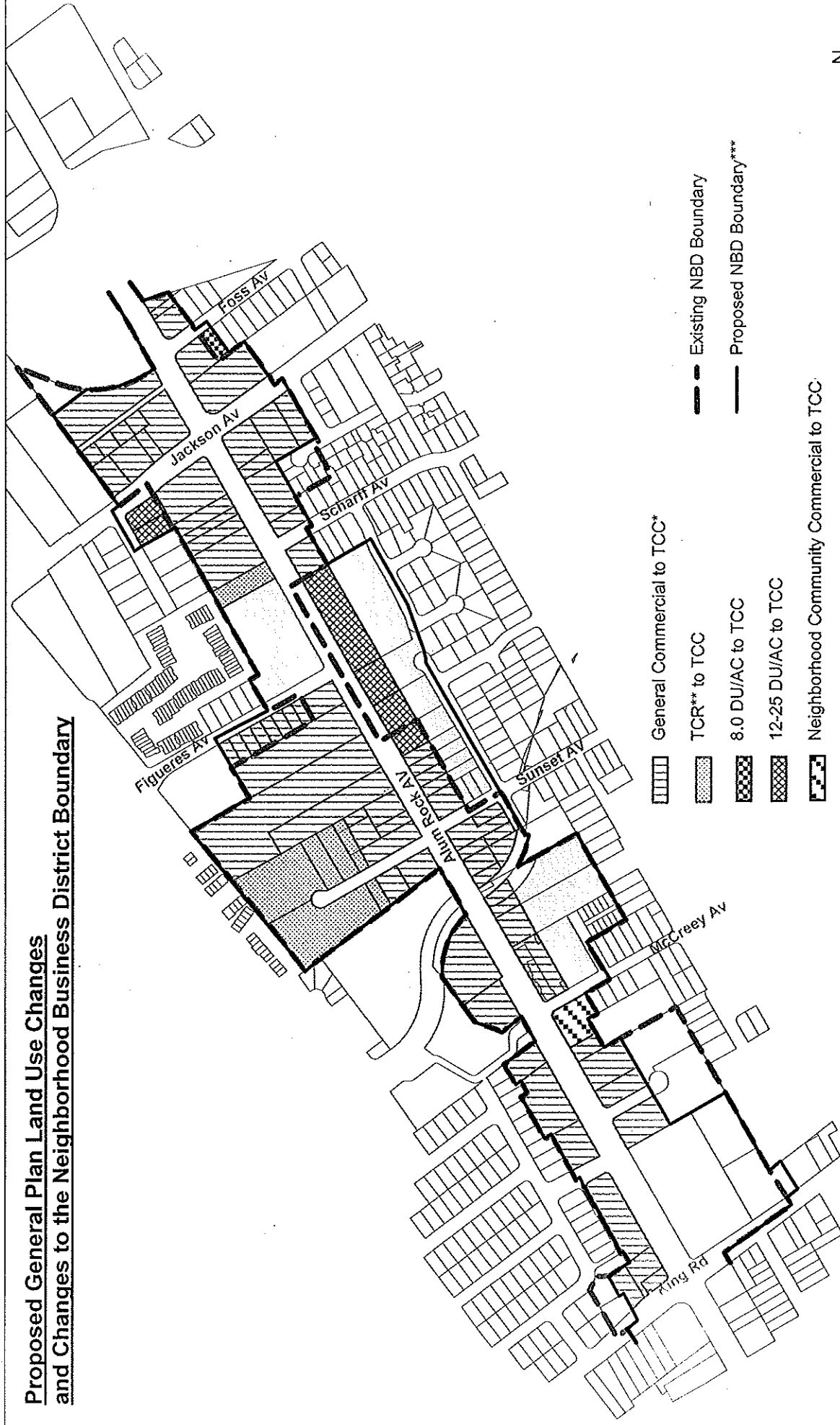
<http://www.sanjoseca.gov/planning/zoning/signs/5-07-09AlumRockFBZStandards&Guidelines.pdf>

  
Susan Walton, Principal Planner

Date: May 7, 2009

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, audiotope, 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) 535-7709

**Proposed General Plan Land Use Changes  
and Changes to the Neighborhood Business District Boundary**



- General Commercial to TCC\*
- TCR\*\* to TCC
- 8.0 DU/AC to TCC
- 12-25 DU/AC to TCC
- Neighborhood Community Commercial to TCC
- No Change
- Existing NBD Boundary
- Proposed NBD Boundary\*\*\*

\* Transit Corridor Commercial  
 \*\* Transit Corridor Residential  
 \*\*\* The Alum Rock Form Based Zoning Boundary is proposed to follow the proposed NBD boundary between King Road and Interstate 680.



Revised: May 7, 2009