



Memorandum

TO: CITY COUNCIL

FROM: Mayor Chuck Reed
Vice Mayor Madison Nguyen
Councilmember Sam Liccardo
Councilmember Ash Kalra

SUBJECT: SEE BELOW

DATE: January 21, 2011

APPROVED:

DATE: 1/21/11

Chuck Reed
Madison Nguyen, v.

Ash Kalra
Sam Liccardo

SUBJECT: ENVISION SAN JOSE 2040 GENERAL PLAN DRAFT ENVIRONMENTAL IMPACT REPORT AND ACTIONS ON PENDING GENERAL PLAN AMENDMENTS AND REQUESTS FOR DIFFERENT DRAFT ENVISION 2040 GENERAL PLAN LAND USE/TRANSPORATION DIAGRAM DESIGNATIONS

RECOMMENDATIONS:

Approve staff recommendations with additional direction as provided below.

- On Items 1a and 1b in the staff report dated January 12, 2011:

Providing clearance in the Envision EIR and conducting community outreach for the study of residential use options on the Rancho del Pueblo golf course site will give Council the ability at some future date to deliberate on the best use of the 31-acre site, whether or not to explore public private partnerships (as discussed during the 2010 budget hearings), whether or not to initiate a General Plan amendment, and what the appropriate and acceptable levels of residential and open space development could be. This recommendation should in no way be perceived as Council approval of residential development on this site at this time.

Providing clearance in the Envision EIR for residential uses on the Edenvale iStar site will update information contained in the Airport West Stadium and Great Oaks Place Project EIR prepared by the developer in January 2010, and require a reassignment of the job capacity from the iStar site to other appropriate locations within San Jose. It is recommended that staff make best efforts with property owners in Edenvale to attempt to keep as much of the one million square feet of industrial park uses and the 400,000 square feet of commercial uses within the Edenvale Redevelopment Project Area.

- On Item 3 in the staff report dated January 12, 2011:

We strongly agree with the intentions of staff and members of the Envision Task Force to strengthen and protect lands outside the City's Urban Growth Boundary to enhance our overall quality of life, and to conserve and preserve natural resources and open space. These goals have and must continue to be a very high priority, with reasonable opportunities however to allow a limited number of land uses that are appropriate outside of the UGB and support the City's overall land use goals.

GP 2020 currently allows cemeteries, golf courses, corporate picnic areas, agriculture, and other low-intensity uses subject to reasonable guidelines. Some flexibility should be maintained for similar and other reasonable development proposals that may be made in the next 20-year horizon as well. We believe that the Open Hillside designation could allow appropriately scaled cemeteries, golf courses, wineries, rural conference centers and rehabilitation centers as permitted uses outside the UGB with the following conditions:

- a. The use is located on a large site commensurate with the level of development, such as a minimum of 100-200 acres;
- b. The building coverage be limited to up to 5% of the entire site, which will provide for watershed protection, open space and habitat protection; and
- c. The development proposes minimal grading, minimal visual impact, no urban service extensions, and ensures substantial open space and wildlife corridor protections.

We further advise staff to evaluate the County of Santa Clara land use policies related to the hillside designation. Permitted uses include agriculture and grazing, mineral extraction, parks and low-density recreation uses and facilities, land in natural state, wildlife refuges, very low-density residential, commercial and industrial uses requiring remote settings and support recreation or productive use, study, or appreciation of the natural environment. We advise staff to consider incorporating similar and appropriate uses with our Open Hillside designation.

- On Item 6 in the staff report dated January 12, 2011:

We recommend deferral to a future date.