

COMMUNITY MEETING FACT SHEET (FILE NO. GP17-004)

Project Location: VTA Cottle Road Park 'N Ride lot, intersection of Highway 85 and Cottle Road

General Plan Land Use Designation: The property currently has a General Plan land use designation of *Public/Quasi-Public* and *Neighborhood/Community Commercial*.

The *Public/Quasi-Public* designation is used to designate public land uses, joint development projects which include public and private participation, and some private entities involved in the provision of public services. This designation does not allow residential development, and does not have a minimum or maximum Floor Area Ratio (FAR). FAR is defined as the square footage of the proposed building divided by the square footage of the property.

The *Neighborhood/Community Commercial* designation supports a very broad range of commercial activity, including commercial uses that serve the communities in neighboring areas. This designation does not allow residential development, and has a maximum FAR of up to 3.5.

What is the current request? A General Plan Amendment request to change the General Plan Land Use / Transportation Diagram from *Public/Quasi-Public* and *Neighborhood/Community Commercial* to *Transit Residential*.

The *Transit Residential* designation is the primary designation for new high-density, mixed-use residential development sites that are located in close proximity to transit, jobs, amenities, and services. This designation also supports intensive commercial employment uses. Residential density for this land use designation ranges from 50-250 dwelling units per acre and supports an FAR from 2.0 to 12.0.

What is the planning process? Planning staff is currently evaluating the proposed General Plan Amendment with compatibility of surrounding land uses and consistency with the major strategies, goals, and policies identified in the General Plan. Following this community meeting and staff's evaluation, the General Plan Amendment will go to two public hearings: the Planning Commission and City Council. The Planning Commission's recommendations will be forwarded to the City Council, which will make a final decision on the proposed General Plan Amendment request.

How will I know when the public hearings are held for this project? Property owners and occupants within a ¼-mile radius of the site will receive a hearing notice in the mail. Additionally, if you provide your email today on the sign-in sheet, you will receive an email with project updates including hearing dates.

What is the environmental review process for this request? An environmental consultant has prepared an Initial Study for the proposed project. The Initial Study discusses the project's compliance with the California Environmental Quality Act and analyzes various environmental impact categories such as land use, cultural resources, traffic, noise, air quality, etc. Staff is currently reviewing this document and upon completion of the review, will make it available to the public through the City's environmental review webpage, located at <http://www.sanjoseca.gov/negativedeclarations>.

General Plan land use designation descriptions for Public/Quasi-Public, Neighborhood/Community Commercial and Transit Residential:

Public/Quasi-Public

Density: FAR N/A

This category is used to designate public land uses, including schools, colleges, corporation yards, homeless shelters, libraries, fire stations, water treatment facilities, convention centers and auditoriums, museums, governmental offices and airports. Joint development projects which include public and private participation - such as a jointly administered public/private research institute or an integrated convention center/hotel/ restaurant complex - are allowed. This category is also used to designate lands used by some private entities, including private schools, daycare centers, hospitals, public utilities, and the facilities of any organization involved in the provision of public services such as gas, water, electricity, and telecommunications facilities that are consistent in character with established public land uses. Private community gathering facilities, including those used for religious assembly or other comparable assembly activity, are also appropriate on lands with this designation. The appropriate intensity of development can vary considerably depending on potential impacts on surrounding uses and the particular Public/Quasi-Public use developed on the site.

Neighborhood/Community Commercial

Density: FAR up to 3.5

This designation supports a very broad range of commercial activity, including commercial uses that serve the communities in neighboring areas, such as neighborhood serving retail and services and commercial/professional office development. Neighborhood / Community Commercial uses typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking, transit use and public interaction. General office uses, hospitals and private community gathering facilities are also allowed in this designation.

Transit Residential

Density: 50-250 DU/AC; FAR 2.0 to 12.0

This is the primary designation for new high-density, mixed-use residential development sites that are located in close proximity to transit, jobs, amenities, and services. This designation may also be appropriate for some sites within Urban Village areas as identified through an Urban Village Planning process. This designation also supports intensive commercial employment uses, such as office, retail, hotels, hospitals and private community gathering facilities. To help contribute to “complete communities,” commercial uses should be included with new residential development in an amount consistent with achievement of the planned job growth and Urban Village Plan for the relevant Urban Village area. The allowable density/intensity for mixed-use development will be determined using an FAR 2.0 to 12.0 to better address the urban form and potentially allow fewer units per acre if in combination with other uses such as commercial or office. The allowable density for this designation is further defined within the applicable Zoning Ordinance designation and may also be addressed within an Urban Village Plan or other policy document.