

Kumar, Kavitha

From: Pham, Kieulan <kieulan.pham@sanjoseca.gov>
Sent: Tuesday, February 11, 2020 8:03 PM
To: Kumar, Kavitha
Cc: Wilk, Joanna; Sandhir, Manira; Hart, Jared
Subject: RE: [EXTERNAL] Fw: PLN19-0181 Pre- Application for a General Plan Amendment (21670 Schillingsburg)
Attachments: 2040 GP_LowerHillside Designation.pdf; 2040 GP_Hillside Policies.pdf

Hi Kavitha,

The properties are located in a 2040 General Plan designation of *Lower Hillside (LH)*.

I have reviewed the *Rural Residential (RR)* designation (as described in [Book B](#)) would like to point out some differences between the County's RR and the City's LH designations.

The intent of the LH designation is to "maintain [land] largely as open space" and "to preserve the visual and habitat benefits of open space areas." The designation allows for limited infill in scale and location to preserve the open space areas and to complete the existing pattern of development in the area. At a high level, the 2040 General Plan has Goal LU-17 for hillside and rural preservation – "Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of these areas." Also, our General Plan Policy LU-17.1 states that the future development allowed will be consistent with or below planned or existing densities to maximize resource conservation.

The County's RR designation states that the intent of the designation is "primarily for residential purposes" (R-LU 56c).

Other hillside related policies focus on the future design of a development. I have attached a description of the Lower Hillside General Plan designation and hillside-related policies. As long as the County can make findings that the Rural Residential designation as applied to these properties would be consistent with the City's Lower Hillside designation and hillside preservation policies, City staff is fine with the designation change.

Unfortunately, I will not be able to attend the pre-app meeting.
Please let me know if you need anything else.

Best regards

Kieulan Pham

Supervising Planner

General Plan/Data Analytics | Planning, Building & Code Enforcement

City of San José | 200 East Santa Clara Street, T3

For general Planning queries, visit www.sanjoseca.gov/planning

From: Kumar, Kavitha <Kavitha.Kumar@PLN.SCCGOV.ORG>
Sent: Thursday, January 23, 2020 8:45 AM
To: Hart, Jared <Jared.Hart@sanjoseca.gov>; Pham, Kieulan <kieulan.pham@sanjoseca.gov>
Cc: Wilk, Joanna <joanna.wilk@pln.sccgov.org>; Sandhir, Manira <Manira.Sandhir@pln.sccgov.org>
Subject: RE: [EXTERNAL] Fw: PLN19-0181 Pre- Application for a General Plan Amendment (21670 Schillingsburg)

[External Email]

Hi Jared and Pham,

Thank you for your response. Please let Joanna and I know if you need any additional information or have questions.

A Pre-App meeting with the applicant is scheduled on Tuesday, February 18, 2020 from 2:00 PM-3:00 PM. Please let us know if you will be attending.



Kavitha Kumar | Senior Planner
Stanford University Planning Program Manager
Department of Planning and Development
County of Santa Clara
70 West Hedding Street, East Wing, 7th Floor | San José, CA 95110
Phone: (408) 299-5783 (office) | (408) 781-8527 (mobile)
kavitha.kumar@pln.sccgov.org

Please visit our website at www.sccplanning.org

Stanford University Program information: <https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/Stanford.aspx>

To look up unincorporated property zoning information: www.sccplanning.org/gisprofile

Questions on Plan Check Status? Please e-mail: PLN-PermitCenter@pln.sccgov.org



InSite, our new digital permit system is now operational. What to expect: customers will be able to initiate request or apply for a permit online or on site; check the status of your project, submit digital documents, and make payments online or on site; get better customer service through smooth & efficient internal routing. To register for an InSite account, click [here](#).



From: Sandhir, Manira <Manira.Sandhir@pln.sccgov.org>

Sent: Thursday, January 23, 2020 8:38 AM

To: Hart, Jared <Jared.Hart@sanjoseca.gov>

Cc: Pham, Kieulan <kieulan.pham@sanjoseca.gov>; Wilk, Joanna <joanna.wilk@pln.sccgov.org>; Kumar, Kavitha <Kavitha.Kumar@PLN.SCCGOV.ORG>

Subject: Re: [EXTERNAL] Fw: PLN19-0181 Pre- Application for a General Plan Amendment (21670 Schillingsburg)

Thank you, Jared! Kieulan, please include Kavitha and Joanna on any response.

Awkwardly sent from my iPhone

On Jan 18, 2020, at 3:30 PM, Hart, Jared <Jared.Hart@sanjoseca.gov> wrote:

Hi Kieulan - Please see Manira's (copied on email) email below on a proposed General Plan Amendment that is within our Sphere of Influence, but in an unincorporated area down in Almaden Valley. Can you or someone on the GP team please take a look at the proposal and provide some feedback based on our GP policies.

Thanks! - Jared