

HOS III ENVIRONMENTAL IMPACT REPORT (EIR)

The HOS III EIR will analyze potential environmental impacts and propose mitigation for new development to be compatible with existing neighborhoods.

The HOS EIR will analyze the following impacts at a level appropriate for adoption of amendments to the *San Jose 2020 General Plan*:

Land use (especially compatibility with adjacent neighborhoods);

Transportation (pedestrian, bicycle and automobile traffic, access to transit, etc.)

Geology and soil (seismic hazards, erosion, etc.)

Hydrology (runoff, flood zones, etc.)

Vegetation and wildlife (trees, birds, wetlands, etc.)

Hazardous materials (groundwater contamination, use of hazardous materials, etc.)

Cultural resources (archaeological resources, historic buildings, etc.)

Air quality and noise

A Draft Environmental Impact Report is in preparation and is expected to be available for public comment in May.

ROUNDTABLE MEETING

The HOS Phase III Roundtable will be **Tuesday, March 30, 2004 at 6:30 PM in the Health Building, 151 West Mission Street, 2nd Floor, Room 202A, next to City Hall in San Jose.**

HOS III STUDY OBJECTIVES

Increase housing supply;

Increase use of alternative transportation including walking, biking, and public transit;

Preserve open space by encouraging development in already built portions of San Jose; and

Foster economic growth through mixed-use developments.

HOW TO CONTACT PLANNING

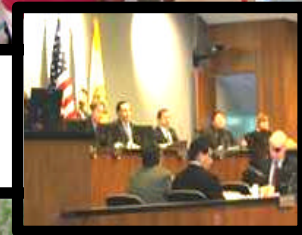
In person: San Jose City Hall, 801 N. First Street, Room 400 is open 9AM-5PM, Monday, Wednesday, and Friday; and 10AM-5PM Tuesday and Thursday.

By Phone: 8:00AM-5:00PM, Monday-Friday (408) 277-4576.

By mail: Department of Planning, Building & Code Enforcement, Planning Services Division
Attn: Dionne Early
801 North First Street, Room 400
San Jose, CA 95110

Info on the Web:
www.sanjoseca.gov/planning/sjplan

HOUSING OPPORTUNITIES STUDY (HOS) PHASE III Community Organizations Roundtable



COMMUNITY INPUT TO HOS III

The City of San Jose values public participation and feedback in its planning studies. To provide an opportunity for the participation of community groups, the Department of Planning, Building and Code Enforcement invites representatives from established community-based organizations to a roundtable discussion on Phase III of the City's Housing Opportunities Study (HOS).

The HOS Phase III Roundtable will be Tuesday, March 30, 2004 at 6:30 PM in the Health Building, 151 West Mission Street, 2nd Floor, Room 202A, next to City Hall in San Jose.

WHAT IS HOS III?

The Housing Opportunities Study is a three-phase effort by the City of San Jose to identify locations within the City that are potentially appropriate for additional housing. Guided by the San Jose 2020 General Plan, Planning staff is studying select locations near existing or proposed public transportation as possible housing opportunities to support the City's housing and economic development needs.

As part of the study, staff initiated General Plan Land Use/Transportation Diagram amendments on these sites. The City is now seeking public input on the amendment sites under consideration for Phase III of the HOS.

By selecting locations in close proximity to transit corridors, the City can encourage new housing where services such as utilities, public safety, neighborhood and cultural services, and local and regional transportation currently exist. This approach can maximize the use of limited financial resources while increasing the housing supply.

The Study is designed to promote housing opportunities, but will not itself build any housing. Changing the land use designation only affects future uses of the proposed sites and does not alter current uses or zoning designations.

HOUSING OPPORTUNITIES STUDY –EARLIER PHASES

HOS I— February 2001, General Plan Amendments approved for 14 sites (seven on Capitol Expressway) to allow up to 6,000 new housing units.

HOS II— June 2002, General Plan Amendments approved for four sites on Santa Clara/Alum Rock Transit-Oriented Development Corridor between North 27th Street and North Capitol Avenue.

HOS III— In progress. Thirteen sites are being evaluated (twelve sites plus one alternative). An Environmental Impact Report is in preparation and is expected to be available for public comment in May. City Council consideration of the General Plan Amendments is tentatively scheduled for September 7, 2004.

PROPOSED SITES

The site locations are as follows:

GP03-03-13 — 6.9 acres on the southwest corner of Julian and North 27th Street, and the south side of East St. John Street from the west side of North 27th Street to the west side of North 26th Street.

GP03-04-07 — 2.5 acres on the south side of Berryessa Road, east of Jackson Avenue.

GP03-04-08 — 13.5 acres on the north side of Berryessa Road, west of the Union Pacific Railroad tracks.

GP03-06-01 and GP03-06-02 — Two lots consisting of 7.05 acres and 4.9 acres respectively, in an area bounded by Highway 87, Curtner Avenue, and Canoas Garden Avenue.

GP03-06-03, GP03-06-04, GP03-06-05, GP03-06-06, GP03-06-07, and GP03-06-08 — Six separate but adjacent properties consisting of 6.1 acres, 14.8 acres, 5.8 acres, 5.9 acres, 8.4 acres, and 5.1 acres located between West San Carlos, I-280, Los Gatos Creek, and Race Street.

GP03-10-02 — 14.4 acres on the northwest corner of Blossom Hill Road and Blossom Avenue.

Alternative Site — 6 acres on the northeast corner of Story Road and McGinness Avenue analyzed as an alternative site in the EIR.