



Community Outreach Meeting

**De La Cruz, Lawrence
Station West and Central
Expressway Focus Areas
General Plan Amendment
(GPA)**

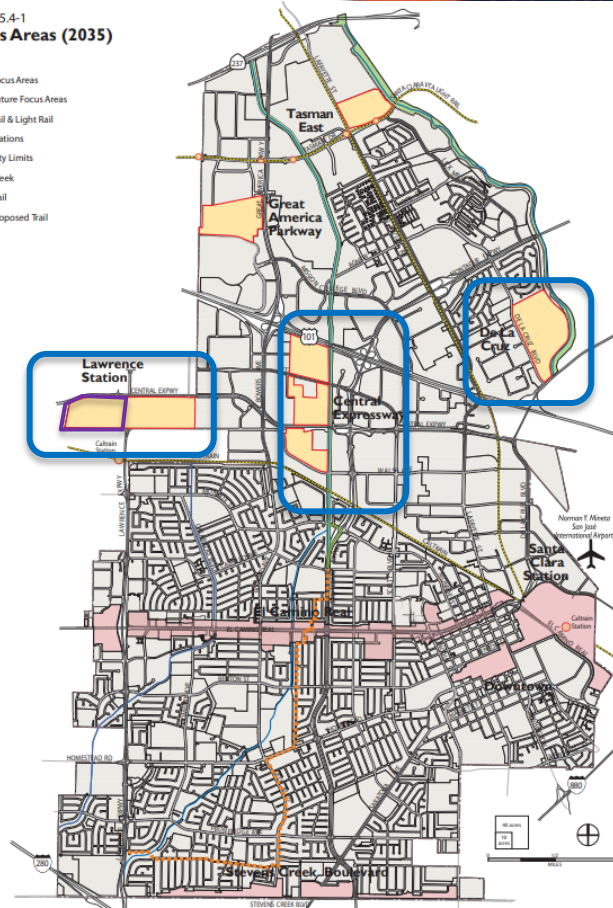
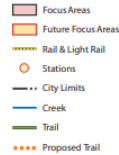
March 20, 2023



Agenda

- Key Terms
- Purpose
- Existing & Proposed Conditions
- Process
- Q & A

Figure 5.4-1
Focus Areas (2035)





Key Terms

- **General Plan Focus Area**
 - Area anticipated for redevelopment to implement the General Plan
- **General Plan Land Use Designation**
 - Projected land use that implements future phases of the General Plan
 - Phase I 2010-2015, Phase II 2015-2023, Phase III 2023-2035
- **Zoning District**
 - Implementation tool that provides specific development standards such as height, setbacks, permitted and conditionally permitted uses on each parcel.
 - Existing or proposed zoning districts should be consistent with the General Plan land use designation, goals and policies




Why Change the Land Use?

- **State Law requiring General Plan consistency**
 - Examples: AB 3194 and SB 35
- **City's Zoning Code Update**
 - Ensure the zoning districts and proposed standards are consistent with the General Plan
- **Land Use Transition**
 - Concentration of housing has transitioned to elsewhere
 - Keeping industrial and office uses in concentrated areas



Existing General Plan

 Housing not projected in Focus Areas

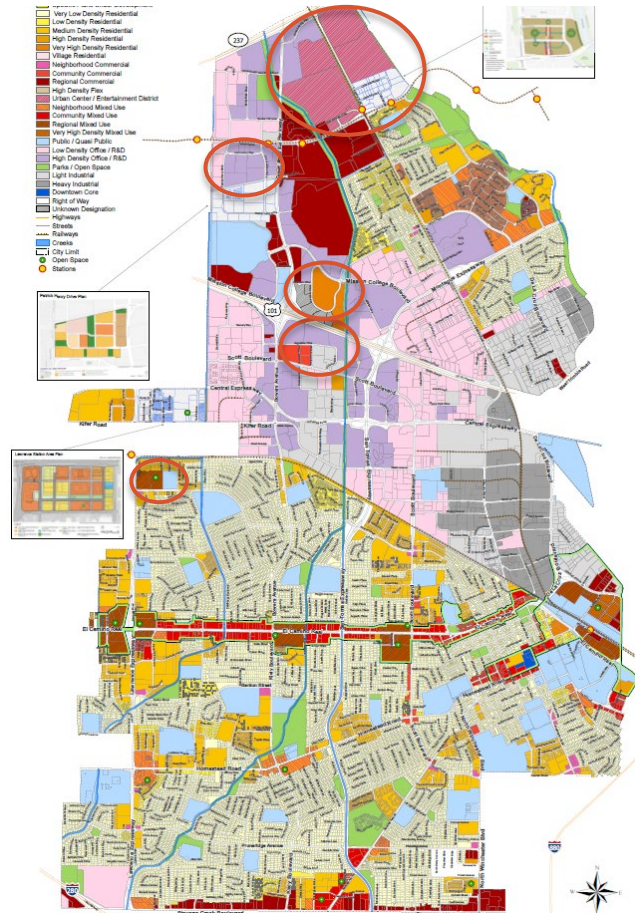
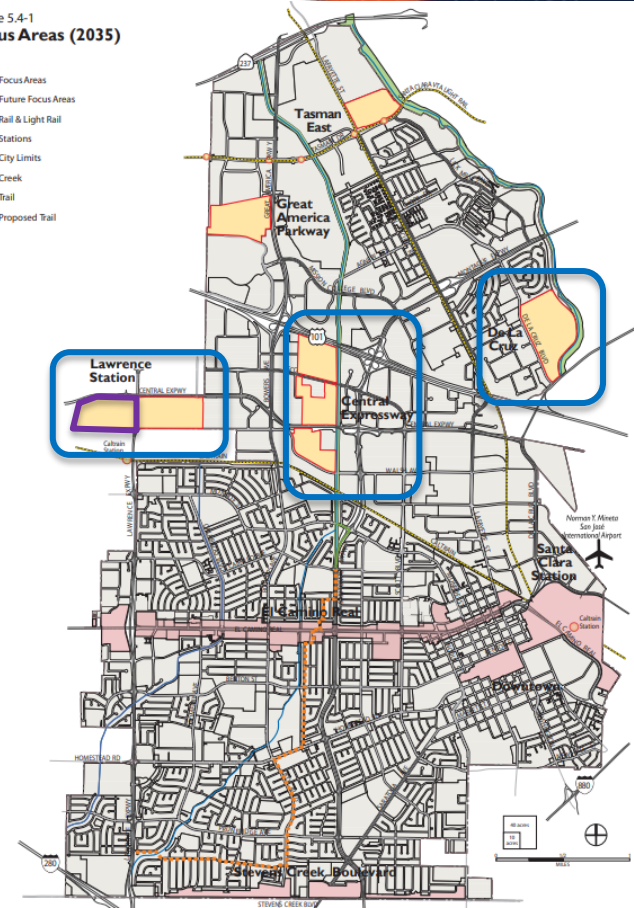



Figure 5.4-1
Focus Areas (2035)

- Focus Areas
- Future Focus Areas
- Rail & Light Rail
- Stations
- City Limits
- Creek
- Trail
- Proposed Trail



Focus Areas

 Focus Areas for change



Lawrence Station (West)

Site Area: 61.31
acres

Parcels: 15

Zoning Districts:

ML – Light Industrial

B – Public/ Quasi
Public

Existing Uses:

Primarily warehouses,
manufacturing, and
offices





Lawrence Station (West)

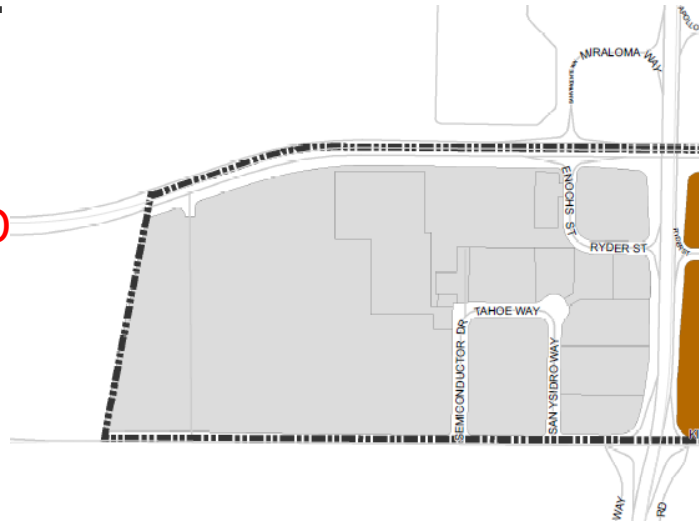
**Existing General
Plan:**

Light Industrial

Proposed Change:

Considering
keeping existing
land uses or High
Intensity Office R&D
for Phase III

Existing



Phase III 2035





Central Expressway

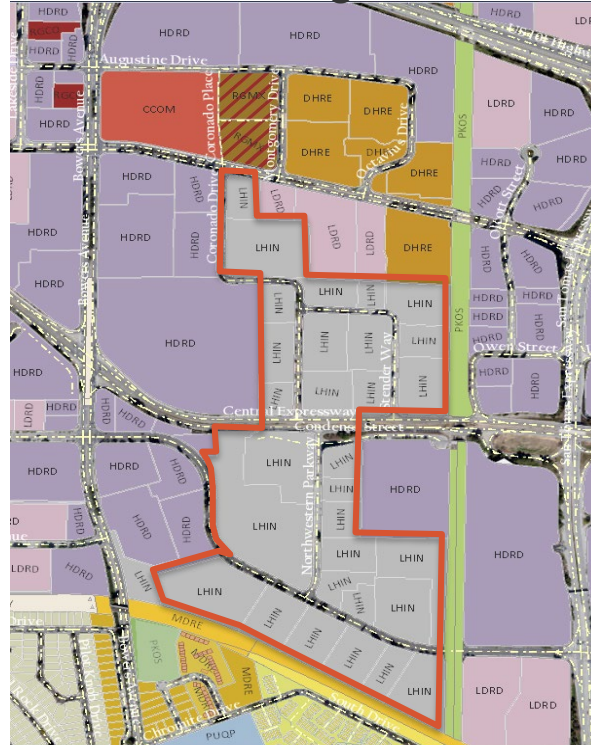
Existing General Plan:

Light Industrial

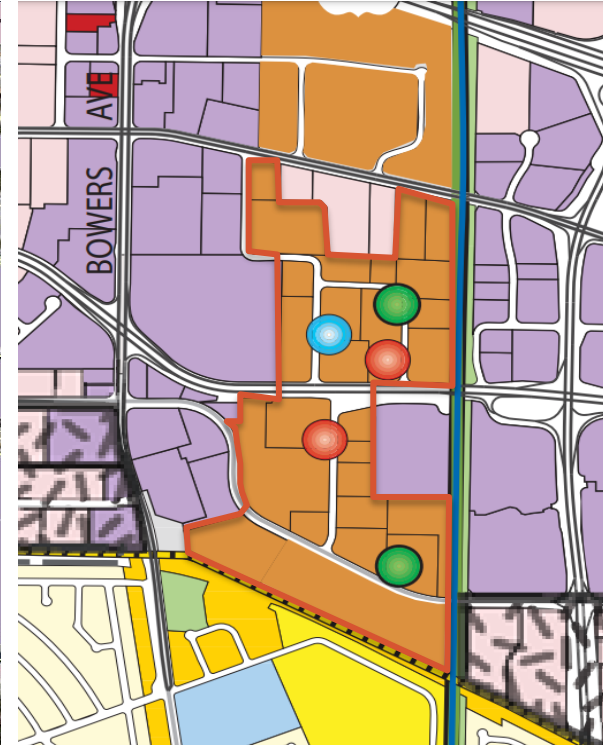
Proposed Change:

Keep existing land uses in highlighted area for Phase III

Existing



Phase III 2035





De La Cruz

Site Area: 94.2 acres

Parcels: 83

Zoning Districts:

ML – Light Industrial

MH – Heavy Industrial

Existing Uses:

Primarily warehouses,
manufacturing and
offices





Process

- **Parallel with the Zoning Code Update**
 - Before Council in late summer
- **CEQA Clearance**
 - Addendum to the GP EIR
- **AB52 & SB18**
 - mailed out on March 9th for 90-days review
- **Land use map change after City Council approval of this Focus Areas GPA.**



Q and A

Contact:

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