



## CITY COUNCIL STAFF REPORT

<b>File Nos.</b>	C22-126, C22-127, C22-128, C22-129, C22-130, C22-131, C22-132, C22-133, C22-134, C22-135, C23-096
<b>Location</b>	555 parcels at various locations within the City of San José.
<b>Existing Zoning</b>	A Agriculture, CN Commercial Neighborhood, CO Commercial Office, CP Commercial Pedestrian, IP Industrial Park, LI Light Industrial, R-1-2, R-1-2, R-1-5 and R-1-8 Single-Family Residential, R-1-RR, R-2, R-M
<b>Proposed Zoning</b>	A Agriculture, CIC Combined Industrial/Commercial, CP Commercial Pedestrian, LI Light Industrial, MUN Mixed Use Neighborhood, OS Open Space, PQP Public/Quasi-Public, R-1-2 and R-1-8 Single-Family Residential, R-1-RR Rural Residential
<b>CEQA:</b>	Determination of Consistency with the Envision San José 2040 General Plan EIR (Resolution No. 76041) and the Envision San José General Plan Supplemental EIR (Resolution No. 77617), and Addenda thereto.

### RECOMMENDATION:

Staff recommends that the City Council:

1. Consider the Determination of Consistency with the Envision San José 2040 General Plan EIR (Resolution No. 76041) and the Envision San José General Plan Supplemental EIR (Resolution No. 77617), and Addenda thereto.
2. Approve an ordinance of the City of San José rezoning 132 properties from R-M Zoning District to MUN Mixed Use Neighborhood Zoning District, 94 from R-1-1 Single-Family Residential Zoning District to OS Open Space Zoning District, 48 from A Agriculture Zoning District to OS Open Space Zoning District, 40 from R-1-5 Single-Family Residential Zoning District to OS Open Space Zoning District, 37 from R-1-8 Single-Family Residential Zoning District to OS Open Space Zoning District, 36 from A Agriculture Zoning District to R-1-8 Single-Family Residential Zoning District, 33 from R-1-8 Single-Family Residential Zoning District to PQP Public/Quasi-Public Zoning District, 27 from R-2 to MUN Mixed Use Neighborhood Zoning District, 21 from A Agriculture Zoning District to PQP Public/Quasi-Public Zoning District, 11 from A Agriculture Zoning District to R-1-2, nine from R-1-5 Single-Family Residential Zoning District to PQP Public/Quasi-Public Zoning District, eight from A Agriculture Zoning District to CP Commercial Pedestrian Zoning District, eight from R-1-1 Single-Family Residential Zoning District to PQP Public/Quasi-Public Zoning District, five from R-1-5 Single-Family Residential Zoning District to CP Commercial Pedestrian Zoning District, five from R-1-5

Single-Family Residential Zoning District to R-1-2, four from R-1-8 Single-Family Residential Zoning District to MUN Mixed Use Neighborhood Zoning District, four from R-1-RR to R-1-2, four from R-1-5 Single-Family Residential Zoning District to R-1-RR, four from A Agriculture Zoning District to R-1-RR, three from LI Light Industrial Zoning District to CP Commercial Pedestrian Zoning District, three from CN Commercial Neighborhood Zoning District to OS Open Space Zoning District, two from R-1-2 to CIC CIC Combined Industrial/Commercial Zoning District, two from IP Industrial Park Zoning District to OS Open Space Zoning District, two from CP Commercial Pedestrian Zoning District to R-1-8 Single-Family Residential Zoning District, two from R-1-2 to R-1-RR, one from R-1-5 Single-Family Residential Zoning District to A Agriculture Zoning District, one from IP Industrial Park Zoning District to CP Commercial Pedestrian Zoning District, one from R-1-1 Single-Family Residential Zoning District to LI Light Industrial Zoning District, one from R-1-1 Single-Family Residential Zoning District to MUN Mixed Use Neighborhood Zoning District, one from CO Commercial Office Zoning District to OS Open Space Zoning District, one from CP Commercial Pedestrian Zoning District to OS Open Space Zoning District, one from R-1-2 to OS Open Space Zoning District, one from R-M Zoning District to OS Open Space Zoning District, one from CN Commercial Neighborhood Zoning District to PQP Public/Quasi-Public Zoning District, one from Water to PQP Public/Quasi-Public Zoning District, located in various locations on those certain real properties within the City of San José.

**PROJECT DATA**

<b>GENERAL PLAN CONSISTENCY</b>	
<b>General Plan Designation</b>	A Agriculture, CIC Combined Industrial/Commercial, LH Lower Hillside, LI Light Industrial, MUN Mixed Use Neighborhood, NCC Neighborhood Community/Commercial, OH Open Hillside, OSPH Open Space, Parklands and Habitat, PQP Public/Quasi-Public, PROS Private Recreation and Open Space, RN Residential Neighborhood, RR Rural Residential  <input checked="" type="checkbox"/> <b>Consistent</b> <input type="checkbox"/> <b>Inconsistent</b>
<b>Consistent Policies</b>	<b>Implementation Policies IP-1.7, IP-8.2, IP-8.3</b>

**PROJECT DESCRIPTION**

City-initiated Conforming Rezoning to rezone a total of 555 properties. The 132 properties from R-M Zoning District to MUN Mixed Use Neighborhood Zoning District, 94 from R-1-1 Single-Family Residential Zoning District to OS Open Space Zoning District, 48 from A Agriculture Zoning District to OS Open Space Zoning District, 40 from R-1-5 Single-Family Residential Zoning District to OS Open Space Zoning District, 37 from R-1-8 Single-Family Residential Zoning District to OS Open Space Zoning District, 36 from A Agriculture Zoning District to R-1-8 Single-Family Residential Zoning District, 33 from R-1-8 Single-Family Residential Zoning District to PQP Public/Quasi-Public Zoning District, 27 from R-2 to MUN Mixed Use Neighborhood Zoning District, 21 from A Agriculture Zoning District to PQP Public/Quasi-Public

Zoning District, 11 from A Agriculture Zoning District to R-1-2, nine from R-1-5 Single-Family Residential Zoning District to PQP Public/Quasi-Public Zoning District, eight from A Agriculture Zoning District to CP Commercial Pedestrian Zoning District, eight from R-1-1 Single-Family Residential Zoning District to PQP Public/Quasi-Public Zoning District, five from R-1-5 Single-Family Residential Zoning District to CP Commercial Pedestrian Zoning District, five from R-1-5 Single-Family Residential Zoning District to R-1-2, four from R-1-8 Single-Family Residential Zoning District to MUN Mixed Use Neighborhood Zoning District, four from R-1-RR to R-1-2, four from R-1-5 Single-Family Residential Zoning District to R-1-RR, four from A Agriculture Zoning District to R-1-RR, three from LI Light Industrial Zoning District to CP Commercial Pedestrian Zoning District, three from CN Commercial Neighborhood Zoning District to OS Open Space Zoning District, two from R-1-2 to CIC CIC Combined Industrial/Commercial Zoning District, two from IP Industrial Park Zoning District to OS Open Space Zoning District, two from CP Commercial Pedestrian Zoning District to R-1-8 Single-Family Residential Zoning District, two from R-1-2 to R-1-RR, one from R-1-5 Single-Family Residential Zoning District to A Agriculture Zoning District, one from IP Industrial Park Zoning District to CP Commercial Pedestrian Zoning District, one from R-1-1 Single-Family Residential Zoning District to LI Light Industrial Zoning District, one from R-1-1 Single-Family Residential Zoning District to MUN Mixed Use Neighborhood Zoning District, one from CO Commercial Office Zoning District to OS Open Space Zoning District, one from CP Commercial Pedestrian Zoning District to OS Open Space Zoning District, one from R-1-2 to OS Open Space Zoning District, one from R-M Zoning District to OS Open Space Zoning District, one from CN Commercial Neighborhood Zoning District to PQP Public/Quasi-Public Zoning District, one from Water to PQP Public/Quasi-Public Zoning District, located in various locations on those certain real properties within the City of San José. The specific locations of the parcels to be rezoned are specified in the proposed rezoning ordinance, attached hereto and incorporated herein by reference as Attachment 1.

### **Background**

Government Code section 65860 (amended in 2018 by Senate Bill 1333) requires charter cities such as San José to make zoning consistent with the General Plan land use designation. To comply with the recent change in State law and to streamline the development review process for projects consistent with the General Plan, staff has been working on a multiyear effort to make the zoning district map consistent with the Envision San José 2040 General Plan land use map. The first phase of this work (Phase 1(a)) was approved by the City Council in June 2019, which aligned the existing zoning districts with their respective General Plan designations, including changes to permitting requirements in the Zoning Ordinance across all zoning districts. Phase 1(b) was approved by the City Council in June 2021 and created six new urban village and mixed-use zoning districts to support areas that are planned for mixed-use development and high-density residential or commercial uses.

Rezoning properties to make zoning districts consistent with the General Plan land use designations represents the final phase of work to bring the Zoning District Map into conformance with the General Plan land use map. Currently, staff is proposing the rezoning of 555 properties to make their designated zoning consistent with their General Plan land use designation. The proposed 555 properties are located in various locations, as indicated on the attached draft Ordinance and shown on the maps. (Attachment)

## ANALYSIS

The proposed project was analyzed for conformance with the following:

- 1) Envision San José 2040 General Plan
- 2) Zoning Ordinance
- 3) Senate Bill 330
- 5) California Environmental Quality Act (CEQA)

### **Envision San José 2040 General Plan Conformance**

The subject sites have an Envision San José 2040 General Plan Land Use/Transportation Diagram land use designations of A Agriculture, CIC Combined Industrial/Commercial, LH Lower Hillside, LI Light Industrial, MUN Mixed Use Neighborhood, NCC Neighborhood Community/Commercial, OH Open Hillside, OSPH Open Space, Parklands and Habitat, PQP Public/Quasi-Public, PROS Private Recreation and Open Space, RN Residential Neighborhood, and RR Rural Residential. (see Exhibit A-1 of the attached ordinance).

*A Agricultural:* Sites in the Agriculture designation are intended for a variety of agricultural uses, including grazing, dairying, raising of livestock, feedlots, orchards, row crops, nursery stock, flower growing, ancillary residential uses, ancillary commercial uses such as fruit stands, and the processing of agricultural products. Consistent with other Envision General Plan goals and policies, agricultural practices are encouraged that follow ecologically sound practices and support economic development, provide open space, and link to the region's history. The Agriculture designation supports more intensive agricultural uses than is supported by the Open Hillside designation. Building intensity in this designation will be greatly limited. The minimum parcel in areas designated as Agriculture is 20 acres in size. This designation is intended to support existing and future agricultural uses on properties. No uses or structures are allowed that would require urban services, such as sanitary sewers or other urban street improvements. Some ancillary, supportive uses can be allowed in accordance with the Rural Agriculture Goals & Policies in the Envision General Plan.

*CIC Combined Industrial/Commercial:* This category allows a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses, including hospitals and private community gathering facilities. Properties with this designation are intended for commercial, office, or industrial developments or a compatible mix of these uses. This designation occurs in areas where the existing development pattern exhibits a mix of commercial and industrial land uses or in areas on the boundary between commercial and industrial uses. Development intensity can vary significantly in this designation based on the nature of specific uses likely to occur in a particular area. In order to maintain an industrial character, small, suburban strip centers are discouraged in this designation, although larger big-box type developments may be allowed because they mix elements of retail commercial and warehouse forms and uses. While this designation potentially accommodates a wide variety of uses and building forms, more specific guidance should be provided through the application of the Zoning Ordinance in order to establish use and form standards that will promote the development of a cohesive employment area across multiple adjoining properties that share this designation.

*LH Lower Hillside:* This designation is applied to properties at the edge of the developed City, just inside its Urban Growth Boundary (UGB) and at the limit of the Urban Service Area (USA), but where urbanization has already partially occurred and where urban infrastructure and services (streets, utilities, etc.) are already available. This designation is applied to properties located downhill from the UGB, but that typically have hillside characteristics, and which typically have a higher cost for the provision of public services. Development of Lower Hillside properties is not intended to expand the City or create new areas of development, but rather to allow for limited infill that completes the existing pattern of development at its edge. New residential development is limited to one dwelling unit per existing lot, with new subdivisions not to exceed one dwelling unit per five acres (1 DU/5 AC).

*LI Light Industrial:* This designation is intended for a wide variety of industrial uses and excludes uses with unmitigated hazardous or nuisance effects. Warehousing, wholesaling, and light manufacturing are examples of typical uses in this designation. Light Industrial designated properties may also contain service establishments that serve only employees of businesses located in the immediate industrial area. Office and higher-end industrial uses, such as research and development, are discouraged in order to preserve the scarce, lower-cost land resources that are available for companies with limited operating history (startup companies) or lower-cost industrial operations. Because of the limited supply of land available for industrial suppliers/services firms in the city, Land Use Policies in the Envision General Plan restrict land use changes on sites designated Light Industrial. Design controls for this category of use are not as stringent as for the “Industrial Park” uses.

*MUN Mixed-Use Neighborhood:* This designation supports commercial or mixed-use development integrated within the Mixed-Use Neighborhood area. This designation should be used to establish new neighborhoods with a cohesive urban form, to provide the transition between higher-density and lower-density neighborhoods, or to facilitate new infill development within an existing area that does not have an established cohesive urban character. Hospitals and other healthcare facilities may potentially be located within mixed-use neighborhood areas provided that any potential land-use impacts can be mitigated. This designation may also be appropriate for areas in close proximity to urban amenities (such as transit stations), but that are not within a proposed Urban Village area. Development within this designation should occur through the use of standard Zoning Districts which specify the minimum lot size. Development at higher ends of the density range will typically require larger lot sizes (or a combination of existing lots) and must still meet Community Design Policies in the Envision General Plan and applicable design guidelines. The allowable density/intensity for mixed-use development will be determined using an allowable Floor Area Ratio (FAR) (0.25 to 2.0) rather than Dwelling Units per Acre (DU/ AC) to better address the urban form and potentially allow fewer units per acre if in combination with other non-residential uses such as commercial or office.

*NCC Neighborhood Community/Commercial:* 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. This designation also supports one hundred percent (100%)

deed-restricted affordable housing developments that are consistent with General Plan Policy H-2.9 and Policy IP-5.12.

*OH Open Hillside:* This designation is applied to areas that are located outside of the Urban Growth Boundary (UGB) with the intent of preserving a permanent greenbelt of open space and natural habitat along the City's eastern and southern edges. Within this designation, the supported uses vary slightly for lands owned publicly or privately. Publicly owned lands within the Open Hillside designation include habitat conservation areas, open space preserves, and large-scale parklands. Privately-owned lands within the Open Hillside designation may allow a limited amount of development, including single-family dwellings and, on large sites, private recreation, and low-intensity institutional or commercial uses with the majority of the site preserved as open space, very-low intensity agricultural uses such as grazing or tree farming, or privately owned open space/habitat preserves. Publicly owned lands may also support low-intensity institutional uses. Development under this land use designation will be consistent with the Non-Urban Area Land Use development policies of the Envision General Plan and requires discretionary development review permits.

*OSPH Open Space, Parklands, and Habitat:* These lands can be publicly- or privately-owned areas that are intended for low-intensity uses. Lands in this designation are typically devoted to open space, parks, recreation areas, trails, habitat buffers, nature preserves, and other permanent open space areas. This designation is applied within the Urban Growth Boundary to lands that are owned by nonprofits or public agencies that intend their permanent use as open space, including lands adjacent to various creeks throughout the City. This designation is also applied outside of the Urban Growth Boundary to the bay lands located within Alviso. New development on lands within this designation should be limited to minimize potential environmental and visual impacts and, for properties located outside of the Greenline / Urban Growth Boundary, should avoid the use of non-native, irrigated vegetation or development of new structures that would alter the environmental and visual quality of native habitat areas. Development of public facilities such as restrooms, playgrounds, educational/visitors' centers, or parking areas can be an inherent part of City or County Park properties and are appropriate for Open Space, Parklands and Habitat properties both within and outside of the Greenline / Urban Growth Boundary, but in the latter case should be sensitively located so as to minimize potential environmental and visual impacts. Within the Greenline / Urban Growth Boundary, community centers, public golf courses, and other amenities open to the public would also be allowed within publicly owned properties in this designation. Privately owned lands in this designation are to be used for low-intensity, open-space activities. Appropriate uses for privately owned lands in this category include cemeteries, salt ponds, and private buffer lands such as riparian setbacks. Where appropriate and where it has not otherwise been identified for use as open space (through a zoning, for instance), privately owned land in this designation may be considered for low-intensity agricultural uses provided that such uses do not involve the addition of buildings or other structures or use of irrigation on significant portions of the site.

*PQP Public/Quasi-Public:* This category is used to designate public land uses, including schools, colleges, corporation yards, homeless shelters, supportive housing for the homeless, libraries, fire stations, water treatment facilities, convention centers and auditoriums, museums, governmental offices, and airports. Joint development projects that 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.

*PROS Private Recreation and Open Space:* The Private Recreation and Open Space areas allow a broad range of recreation or open space uses, located within the Urban Growth Boundary, and typically at a higher intensity than those found on lands with Open Space, Parklands, and Habitat designation. Possible recreation uses include amusement parks, country clubs, golf courses, tennis clubs, driving ranges, recreational vehicle parks, private campgrounds, and cemeteries. Ancillary commercial uses, such as bars and restaurants, are allowed in conjunction with private recreation uses. The intensity of any combination of buildings or structures developed under this category is expected to be limited with the majority of the land area maintained as open space, so that the Private Recreation and Open Space lands generally maintain an open space character.

*RN Residential Neighborhood:* This designation is applied broadly throughout the City to encompass most of the established, single-family residential neighborhoods, including both the suburban and traditional residential neighborhood areas that comprise the majority of its developed land. The intent of this designation is to preserve the existing character of these neighborhoods and to strictly limit new development to infill projects that closely conform to the prevailing existing neighborhood character as defined by density, lot size and shape, massing, and neighborhood form and pattern. New infill development should improve and/ or enhance existing neighborhood conditions by completing the existing neighborhood pattern and bringing infill properties into general conformance with the quality and character of the surrounding neighborhood. New infill development should be integrated into the existing neighborhood pattern, continuing and, where applicable, extending or completing the existing street network. The average lot size, orientation, and form of new structures for any new infill development must therefore generally match the typical lot size and building form of any adjacent development, with particular emphasis given to maintaining consistency with other development that fronts onto a public street to be shared by the proposed new project.

*RR Rural Residential:* This designation is applied to areas already largely developed for residential use with a low density or rural character. Any new infill development should be limited to densities that match the established density, lot size, and character of surrounding properties. Properties with this designation that have existing zoning entitlements or traffic allocations in place may proceed with the development of those entitlements, even if at a higher density than 2 DU/AC or existing land use pattern. New development in this designation may also be limited to densities lower than 2 DU/AC due to issues such as geologic conditions, grading limitations, proximity to creeks, or higher costs for the provision of services. Since this designation is planned on the fringes of the city, the type and level of services required to support future developments in this category are expected to be less than that required for more urban land uses. Projects should minimize the demand for urban services and provide their own major funding for the construction of service facilities necessitated for the project. Discretionary development permits should be required for new development and subdivisions in these areas as

a mechanism to address public service levels, grading, geologic, environmental, aesthetics, and other issues.

The proposed conforming rezoning is consistent with the following General Plan policies:

1. Implementation Policy IP-1.7: Ensure that proposals to rezone and prezone properties conform to the Land Use/Transportation Diagram, and advance Envision General Plan vision, goals, and policies.
2. Implementation Policy IP-8.2: Use the City's conventional zoning districts, contained in its Zoning Ordinance, to implement the Envision General Plan Land Use/Transportation Diagram. These districts include a range of allowed land uses, development intensities, and standards within major land use categories (residential, commercial, and industrial) together with zoning districts for other land uses such as mixed-use and open space. The various ranges of allowed use and development intensity correspond generally to the respective Envision General Plan land use designations while providing greater detail as to the appropriate land uses and form of development.
3. Implementation Policy IP-8.3 – Zoning: For the review of privately or publicly initiated rezoning applications, consider the appropriateness of the proposed zoning district in terms of how it will further the Envision General Plan goals and policies as follows:
  - a. Align with the Envision General Plan Land Use/Transportation Diagram.
  - b. Retain or expand existing employment capacity.
  - c. Preserve existing retail activity.
  - d. Avoid adverse land use incompatibilities.
  - e. Implement the Envision General Plan goals and policies including those for Urban Design.
  - f. Support higher-density land uses consistent with the City's transition to a more urban environment.
  - g. Facilitate the intensification of Villages and other growth areas consistent with the goal of creating walkable, mixed-use communities.
  - h. Address height limits, setbacks, land use interfaces, and other design standards so as to provide for the intensification of land uses adjacent to already developed areas.

*Analysis: The General Plan land use designations for the proposed sites include, A, CIC, LI, LH, MUN, OH, OSPH, PQP, NCC, PROS, RN, and RR. Therefore, staff proposes a Conforming Rezoning of the properties from the R-M to MUN, R-1-1 to OS, A to OS, R-1-5 to OS, R-1-8 to OS, A to R-1-8, R-1-8 to PQP, R-2 to MUN, A to PQP, A to R-1-2, R-1-5 to PQP, A to R-1-2, R-1-5 to PQP, A to CP, R-1-1 to PQP, R-1-5 to R-1-2, R-1-5 to CP, R-1-8 to MUN, R-1-RR to R-1-2, A to R-1-RR, R-1-5 to R-1-RR, A to R-1-RR, R-1-5 to R-1-RR, LI to CP, CN to OS, R-1-2 to CIC, IP to OS, CP to R-1-8, R-1-2 to R-1-RR, R-1-5 to A, IP to CP, R-1-1 to LI, R-1-1 to MUN, CO to OS, CP to OS, R-1-2 to OS, R-M to OS, CN to PQP and WATER to PQP. This would correspond to the existing Envision General Plan land use designations for the subject sites. The proposed rezoning would allow future development consistent with the sites' General Plan land use designations.*



### **Zoning Ordinance Conformance**

The proposed rezoning conforms with Table 20-270 in Section 20.120.110 of the San José Municipal Code, which identifies the A, CIC, CP, LI, MUN, OS, PQP, R-1-1, R-1-8, and R-1-RR as a conforming district to the respective A, CIC, LI, LH, MUN, OH, OSPH, PQP, NCC, PROS, RN, and RR General Plan land use designations. (See Exhibit A of the attached ordinance). The proposed rezoning would allow the properties to be used and developed in accordance with the allowable uses in Title 20 of the San José Municipal Code.

### **Senate Bill 330 Compliance**

The Housing Crisis Act of 2019 (SB 330) limits the manner in which local governments may reduce the capacity for residential units that can be built on properties that allow housing, including actions such as down-zoning, changing general or specific plan land use designations to a less intensive use, reductions in height, density or floor area ratio, or other types of increased requirements. An exception to this is that a property may be allowed to reduce the intensity of residential uses if changes in land use designations or zoning elsewhere ensure “no net loss” (down-zoning) in residential capacity within the jurisdiction.

Approval of File Nos. C22-126, C22-127, C22-128, C22-129, C22-130, C22-131, C22-132, C22-133, C22-134, C22-135, C23-096 would not result in a decrease in residential capacity. Among the properties that are the subject of the proposed rezoning, 323 properties would have a reduction of a total of 18,585 residential unit capacity, 178 properties would have an increase of a total of 58,935 residential unit capacity, 54 properties would not have any change in residential capacity. Thus, the proposed rezoning would not result in any decrease in residential unit capacity but will result in a 40,350-unit residential capacity increase, which complies with SB330 requirements.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Pursuant to Section 15168(c)(2) of the CEQA Guidelines, the City of San José has determined that the proposed project is pursuant to, in furtherance of, and within the scope of the Envision San José 2040 General Plan program, the impacts of which were analyzed and disclosed in the Final Environmental Impact Report for the Envision San José 2040 General Plan (FEIR), for which findings were adopted by City Council Resolution No. 76041 on November 1, 2011, and Supplemental Environmental Impact Report (SEIR) adopted by City Council Resolution No. 77617 on December 15, 2015, and addenda thereto. The FEIR, SEIR, and Addenda were prepared for the comprehensive update and revision of all elements of the City of San José General Plan, including an extension of the planning timeframe to the year 2040.

No new or more significant environmental impacts beyond those identified in the Envision San José 2040 General Plan FEIR, SEIR, and Addenda have been identified, nor have any new mitigation measures or alternatives that are considerably different from those analyzed in the FEIR, SEIR, and Addenda been identified.

### **PUBLIC HEARING NOTIFICATION**

Staff followed Council Policy 6-30: Public Outreach Policy. Planning staff distributed notices to the property owners and tenants for File Nos. C22-126, C22-127, C22-128, C22-129, C22-130, C22-131, C22-132, C22-133, C22-134, C22-135, C23-096 on August 25, 2023, to provide

information on the proposed Conforming Rezoning. Staff included their contact information on the notice and have been available to answer any questions that property owners and tenants may have. The notice also included direction to the Rezoning and General Plan Alignment website that has information to assist property owners and tenants with the process and includes frequently asked questions. The notice also included directions to our interactive Rezoning Map Viewer where the community can view the rezonings that are happening within their neighborhood and throughout the City.

Subsequent to sending the rezoning notice to affected property owners and tenants, a notice of the public hearing was distributed to the owners and tenants of all properties located within 300 feet of the project site and posted on the City website. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public. Staff received one email from a member of the public inquiring about the rezoning.

/s/

Christopher Burton, Director  
Planning, Building and Code Enforcement

For questions, please contact Deputy Director for Planning, Michael Brilliot, at (408) 535-7831 or [michael.brilliot@sanjoseca.gov](mailto:michael.brilliot@sanjoseca.gov).

Attachment: Draft Ordinance

NVF:MJV:JMD

File Nos. C22-126,127, 128, 129, 130, 131,132,133,  
134,135, C23-096

5/09/2023

**DRAFT**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF SAN JOSE REZONING 132 PROPERTIES FROM R-M ZONING DISTRICT TO MUN MIXED USE NEIGHBORHOOD ZONING DISTRICT, 94 FROM R-1-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, 48 FROM A AGRICULTURE ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, 40 FROM R-1-5 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, 378 FROM R-1-8 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, 36 FROM A AGRICULTURE ZONING DISTRICT TO R-1-8 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, 33 FROM R-1-8 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, 27 FROM R-2 TO MUN MIXED USE NEIGHBORHOOD ZONING DISTRICT, 21 FROM A AGRICULTURE ZONING DISTRICT TO PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, 11 FROM A AGRICULTURE ZONING DISTRICT TO R-1-2, NINE FROM R-1-5 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, EIGHT FROM A AGRICULTURE ZONING DISTRICT TO CP COMMERCIAL PEDESTRIAN ZONING DISTRICT, EIGHT FROM R-1-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, FIVE FROM R-1-5 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO CP COMMERCIAL PEDESTRIAN ZONING DISTRICT, FIVE FROM R-1-5 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO R-1-2, FOUR FROM R-1-8 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO MUN MIXED USE NEIGHBORHOOD ZONING DISTRICT, FOUR FROM R-1-RR TO R-1-2, FOUR FROM R-1-5 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO R-1-RR, FOUR FROM A AGRICULTURE ZONING DISTRICT TO R-1-RR, THREE FROM LI LIGHT INDUSTRIAL ZONING DISTRICT TO CP COMMERCIAL PEDESTRIAN ZONING DISTRICT, THREE FROM CN COMMERCIAL NEIGHBORHOOD ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, TWO FROM R-1-2 TO CIC ~~CIC~~ COMBINED INDUSTRIAL/COMMERCIAL ZONING DISTRICT, TWO FROM IP INDUSTRIAL PARK ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, TWO FROM CP COMMERCIAL PEDESTRIAN ZONING DISTRICT TO R-1-8**

T-51000 \ 1950540

Council Agenda: \_\_\_\_\_

Item No.: \_\_\_\_\_

**DRAFT – Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.**

8/23/2022

**SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, TWO FROM R-1-2 TO R-1-RR, ONE FROM R-1-5 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO A AGRICULTURE ZONING DISTRICT, ONE FROM IP INDUSTRIAL PARK ZONING DISTRICT TO CP COMMERCIAL PEDESTRIAN ZONING DISTRICT, ONE FROM R-1-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO LI LIGHT INDUSTRIAL ZONING DISTRICT, ONE FROM R-1-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO MUN MIXED USE NEIGHBORHOOD ZONING DISTRICT, ONE FROM CO COMMERCIAL OFFICE ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, ONE FROM CP COMMERCIAL PEDESTRIAN ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, ONE FROM R-1-2 TO OS OPEN SPACE ZONING DISTRICT, ONE FROM R-M ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, ONE FROM CN COMMERCIAL NEIGHBORHOOD ZONING DISTRICT TO PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, AND ONE FROM WATER TO PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, ALL LOCATED ON THOSE CERTAIN REAL PROPERTIES SITUATED WITHIN THE CITY OF SAN JOSEÉ**

**WHEREAS**, all rezoning proceedings required under the provisions of Chapter 20.120 of Title 20 of the San José Municipal Code have been duly had and taken with respect to the real property hereinafter described; and

**WHEREAS**, pursuant to Section 15168(c)(2) of the CEQA Guidelines, the City of San José has determined the proposed rezoning is pursuant to, in furtherance of and within the scope of the previously approved program evaluated in the Final Program Environmental Impact Report for the Envision San José 2040 General Plan (the “FEIR”), for which findings were adopted by City Council through its Resolution No. 76041 on November 1, 2011 and Supplemental Environmental Impact Report (the “SEIR”), through Resolution No. 77617, adopted by City Council on December 15, 2015, and Addenda thereto, and does not involve new significant effects beyond those analyzed in the FEIR and SEIR; and

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**WHEREAS**, the City Council of the City of San José is the decision-making body for the proposed subject rezonings to the A Agriculture, CIC Combined Industrial/ Commercial, CP Commercial Pedestrian, LI Light Industrial, MUN Mixed Use Neighborhood, OS Open Space, PQP Public/Quasi-Public,R-1-2 and R-1-8 Single-Family Residential, and R-1-RR Rural Residential; and

**WHEREAS**, this Council of the City of San José has considered and approves the information contained in the FEIR and related City Council Resolution No. 76041, and in the SEIR and related City Council Resolution No. 77617, and Addenda thereto, and the determination of consistency therewith prior to acting upon or approving the subject rezoning; and

**WHEREAS**, the proposed rezonings are consistent with the designations of the sites in the applicable General Plan; and

**WHEREAS**, pursuant to Senate Bill 330, the proposed rezonings (File Nos. C22-126, C22-127, C22-128, C22-129, C22-130, C22-131, C22-132, C22-133, C22-134, C22-135, C23-096) would not decrease the residential units satisfying Senate Bill 330 and Senate Bill 940 requirements; the changes in zoning decrease the residential capacity on some properties by 18,58~~56~~ residential units but increase the residential capacity on other properties by 58,935 residential units; therefore, there is still a surplus of 40,3~~5049~~ residential units available ( $58,935 - 18,58\del{56} = 40,3\del{5049} units) complying with Senate Bill 330 and Senate Bill 940 requirements;$

**NOW, THEREFORE**, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:

**SECTION 1.** The recitals above are incorporated herein.

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**SECTION 2.** All that real property hereinafter described in this section, hereinafter referred to as "subject property," is hereby rezoned to the A Agriculture, CIC Combined Industrial/ Commercial, CP Commercial Pedestrian, LI Light Industrial, MUN Mixed Use Neighborhood, OS Open Space, PQP Public/Quasi-Public, R-1-2 and R-1-8 Single-Family Residential, R-1-RR Rural Residential.

The subject properties referred to in this section are all those real properties situated in the County of Santa Clara, State of California, described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein by this reference.

**SECTION 3.** The district map of the City is hereby amended accordingly.

**SECTION 4.** Any land development approval that is the subject of City File Nos. C22-126, C22-127, C22-128, C22-129, C22-130, C22-131, C22-132, C22-133, C22-134, C22-135 and C23-096 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. The issuance of a building permit to implement such land development approval may be suspended, conditioned or denied where the City Manager has determined that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed by the California Regional Water Quality Control Board for the San Francisco Bay Region.

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PASSED FOR PUBLICATION of title this \_\_\_\_ day of \_\_\_\_\_, 2023 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

\_\_\_\_\_  
MATT MAHAN  
Mayor

ATTEST:

\_\_\_\_\_  
TONI J. TABER, CMC  
City Clerk

**EXHIBIT "A"**

**EXISTING GENERAL PLAN DESIGNATION AND EXISTING AND PROPOSED  
ZONING DISTRICT PARCEL LIST**

File Nos. C22-126, C22-127, C22-128, C22-129, C22-130, C22-131, C22-132, C22-133, C22-134, C22-135 and C23-096: The following parcels specified by Assessor's Parcel Number (APN) are hereby rezoned from the zoning district specified below as "Existing Zoning" to the zoning district specified below as "Conforming Rezoning."

No.	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
1	46214013	OSPH	R-1-8	OS	-2
2	46408001	PQP	R-1-8	PQP	888
3	46404073	OSPH	R-1-8	OS	-5
4	46414012	PQP	R-1-8	PQP	1
5	46429015	PQP	R-1-1	PQP	3433
6	46429018	PQP	A	PQP	1193
7	46243005	NCC	LI	CP	94
8	46213023	OSPH	R-1-8	OS	-1
9	46414020	PQP	R-1-1	PQP	138
10	69216037	OSPH	R-1-8	OS	-10
11	69217022	PQP	R-1-8	PQP	1043
12	69029008	MUN	R-2	MUN	6
13	69029009	MUN	R-2	MUN	6
14	69029010	MUN	R-2	MUN	6
15	69029011	MUN	R-2	MUN	6
16	69029012	MUN	R-2	MUN	6
17	69009006	PQP	R-1-1	PQP	3932
18	69029001	MUN	R-1-1	MUN	12
19	69029002	MUN	R-2	MUN	6
20	69029003	MUN	R-2	MUN	6
21	69029004	MUN	R-2	MUN	6
22	69029020	MUN	R-2	MUN	6
23	69029021	MUN	R-2	MUN	5
24	69029022	MUN	R-2	MUN	5
25	69029023	MUN	R-2	MUN	5
26	69029024	MUN	R-2	MUN	5



27	69029025	MUN	R-2	MUN	6
28	69029026	MUN	R-2	MUN	6
29	69009003	MUN	R-M	MUN	-712
30	69029027	MUN	R-2	MUN	6
31	69029028	MUN	R-2	MUN	5
32	69029013	MUN	R-2	MUN	6
33	69029014	MUN	R-2	MUN	6
34	69029015	MUN	R-2	MUN	6
35	69029016	MUN	R-2	MUN	6
36	69029017	MUN	R-2	MUN	6
37	69029018	MUN	R-2	MUN	6
38	69029019	MUN	R-2	MUN	6
39	49415006	PQP	R-1-8	PQP	183
40	49415004	OSPH	R-1-8	OS	-4
41	49415005	PQP	R-1-8	PQP	732
42	49415033	OSPH	R-1-8	OS	-7
43	46224052	OSPH	R-1-1	OS	-1
44	69029005	MUN	R-2	MUN	6
45	69029006	MUN	R-2	MUN	6
46	69029007	MUN	R-2	MUN	6
47	49447101	RN	CP	R-1-8	-13
48	49417005	PQP	R-1-8	PQP	876
49	69017033	OSPH	R-M	OS	-266
50	49428061	PQP	A	PQP	474
51	46256049	OSPH	R-1-8	OS	-5
52	46256049	OSPH	R-1-1	OS	-1
53	46205113	OSPH	R-1-1	OS	-4
54	46205113	OSPH	R-1-8	OS	-6
55	68402007	CIC	R-1-2	CIC	-3
56	68402008	LI	R-1-1	LI	-10
57	69024C01	MUN	R-M	MUN	-13
58	69024C02	MUN	R-M	MUN	-13
59	69024C03	MUN	R-M	MUN	-13
60	69024C04	MUN	R-M	MUN	-13
61	69024C05	MUN	R-M	MUN	-14
62	69024C09	MUN	R-M	MUN	-15
63	69024C10	MUN	R-M	MUN	-22
64	69024C11	MUN	R-M	MUN	-12

65	69024C12	MUN	R-M	MUN	-12
66	69024C13	MUN	R-M	MUN	-12
67	69024C14	MUN	R-M	MUN	-12
68	69024C15	MUN	R-M	MUN	-15
69	69022C02	MUN	R-M	MUN	-11
70	69022C03	MUN	R-M	MUN	-11
71	69022C04	MUN	R-M	MUN	-11
72	69022C05	MUN	R-M	MUN	-11
73	69022C06	MUN	R-M	MUN	-12
74	69022C07	MUN	R-M	MUN	-11
75	69022C08	MUN	R-M	MUN	-12
76	69022C09	MUN	R-M	MUN	-14
77	69022C10	MUN	R-M	MUN	-11
78	69022C11	MUN	R-M	MUN	-11
79	69022C12	MUN	R-M	MUN	-11
80	68453019	PQP	R-1-8	PQP	1
81	68453020	PQP	R-1-8	PQP	1
82	68453021	PQP	R-1-8	PQP	1
83	68453024	PQP	R-1-8	PQP	1
84	68453032	PQP	R-1-8	PQP	206
85	68509001	PQP	R-1-8	PQP	920
86	46202022	MUN	R-1-8	MUN	2
87	46202024	MUN	R-1-8	MUN	11
88	46202021	MUN	R-1-8	MUN	2
89	46202023	MUN	R-1-8	MUN	3
90	46214013	OSPH	R-1-8	OS	-4
91	69022C13	MUN	R-M	MUN	-15
92	69022C14	MUN	R-M	MUN	-16
93	69021C01	MUN	R-M	MUN	-11
94	69021C02	MUN	R-M	MUN	-11
95	69021C03	MUN	R-M	MUN	-11
96	69021C13	MUN	R-M	MUN	-11
97	69021C14	MUN	R-M	MUN	-11
98	69021C15	MUN	R-M	MUN	-11
99	69021C16	MUN	R-M	MUN	-11
100	69021C17	MUN	R-M	MUN	-11
101	69021C18	MUN	R-M	MUN	-11
102	69021C19	MUN	R-M	MUN	-11

103	69021C04	MUN	R-M	MUN	-15
104	69021C05	MUN	R-M	MUN	-18
105	69021C06	MUN	R-M	MUN	-11
106	69021C07	MUN	R-M	MUN	-11
107	69021C08	MUN	R-M	MUN	-11
108	69021C09	MUN	R-M	MUN	-15
109	69021C10	MUN	R-M	MUN	-18
110	69021C11	MUN	R-M	MUN	-18
111	69021C12	MUN	R-M	MUN	-15
112	69021C22	MUN	R-M	MUN	-11
113	69019C02	MUN	R-M	MUN	-13
114	69019C03	MUN	R-M	MUN	-13
115	69019C04	MUN	R-M	MUN	-13
116	69019C05	MUN	R-M	MUN	-13
117	69019C06	MUN	R-M	MUN	-11
118	69019C07	MUN	R-M	MUN	-11
119	69019C08	MUN	R-M	MUN	-11
120	69019C09	MUN	R-M	MUN	-11
121	69021C20	MUN	R-M	MUN	-11
122	69021C21	MUN	R-M	MUN	-11
123	69019C10	MUN	R-M	MUN	-11
124	69019C11	MUN	R-M	MUN	-11
125	69019C12	MUN	R-M	MUN	-11
126	69019C13	MUN	R-M	MUN	-11
127	69019C14	MUN	R-M	MUN	-11
128	69019C15	MUN	R-M	MUN	-11
129	69020C01	MUN	R-M	MUN	-11
130	69020C02	MUN	R-M	MUN	-12
131	69020C03	MUN	R-M	MUN	-12
132	69020C04	MUN	R-M	MUN	-26
133	69020C05	MUN	R-M	MUN	-15
134	69020C06	MUN	R-M	MUN	-12
135	46210007	PQP	R-1-8	PQP	852
136	46211061	OSPH	R-1-8	OS	-4
137	69022C01	MUN	R-M	MUN	-19
138	69020C07	MUN	R-M	MUN	-11
139	69020C08	MUN	R-M	MUN	-11
140	69020C09	MUN	R-M	MUN	-11

141	69020C10	MUN	R-M	MUN	-11
142	69020C11	MUN	R-M	MUN	-11
143	69020C12	MUN	R-M	MUN	-11
144	69020C13	MUN	R-M	MUN	-11
145	69020C14	MUN	R-M	MUN	-11
146	69020C15	MUN	R-M	MUN	-11
147	69020C16	MUN	R-M	MUN	-11
148	69019C01	MUN	R-M	MUN	-23
149	69020C17	MUN	R-M	MUN	-17
150	69020C18	MUN	R-M	MUN	-11
151	69020C19	MUN	R-M	MUN	-11
152	69023C10	MUN	R-M	MUN	-11
153	69023C11	MUN	R-M	MUN	-11
154	69023C12	MUN	R-M	MUN	-11
155	69023C13	MUN	R-M	MUN	-11
156	46261C01	MUN	R-M	MUN	-249
157	69020C20	MUN	R-M	MUN	-11
158	69020C21	MUN	R-M	MUN	-11
159	69023C01	MUN	R-M	MUN	-11
160	69023C02	MUN	R-M	MUN	-11
161	69023C03	MUN	R-M	MUN	-11
162	68402011	CIC	R-1-2	CIC	-2
163	69023C04	MUN	R-M	MUN	-11
164	69023C05	MUN	R-M	MUN	-11
165	69023C06	MUN	R-M	MUN	-14
166	69023C07	MUN	R-M	MUN	-14
167	69023C08	MUN	R-M	MUN	-14
168	69023C09	MUN	R-M	MUN	-11
169	69024C06	MUN	R-M	MUN	-14
170	69024C07	MUN	R-M	MUN	-13
171	69024C08	MUN	R-M	MUN	-23
172	69017085	RN	A	R-1-8	2
173	69033C03	MUN	R-M	MUN	-513
174	69033C02	MUN	R-M	MUN	-556
175	69001004	NCC	LI	CP	209
176	69002009	NCC	IP	CP	61
177	69001005	NCC	LI	CP	85
178	69001006	PQP	R-1-1	PQP	371

179	69001006	PQP	CN	PQP	-10
180	49415053	OSPH	R-1-8	OS	-16
181	49416012	OSPH	R-1-8	OS	-5
182	69006061	PQP	R-1-1	PQP	177
183	49416003	OSPH	R-1-8	OS	-16
184	69207062	PQP	R-1-8	PQP	975
185	67802034	OSPH	R-1-5	OS	-124
186	67802026	OSPH	R-1-5	OS	-2
<del>187</del>	<del>67839007</del>	<del>OSPH</del>	<del>R-1-8</del>	<del>OS</del>	<del>-1</del>
1878	67802009	OSPH	R-1-1	OS	-39
1889	67803006	NCC	A	CP	24
18990	67804004	OSPH	R-1-1	OS	-5
1901	67804010	OSPH	R-1-1	OS	-5
1912	67804011	OSPH	R-1-1	OS	-74
1923	67847091	OSPH	R-1-8	OS	-3
1934	67903001	OSPH	R-1-8	OS	-11
1945	67839089	OSPH	R-1-8	OS	-2
1956	71217012	OH	R-1-1	OS	-466
1967	68439010	MUN	R-M	MUN	-11
1978	68439011	MUN	R-M	MUN	-11
1989	68439012	MUN	R-M	MUN	-25
29900	68439013	MUN	R-M	MUN	-25
2001	68439014	MUN	R-M	MUN	-25
2012	67851053	RN	A	R-1-8	3
2023	68419028	PQP	R-1-8	PQP	981
2034	68415006	PQP	A	PQP	47
2045	70822002	OH	R-1-5	OS	-6
2056	67803036	NCC	A	CP	198
2067	67803036	NCC	R-1-5	CP	64
2078	72506002	OH	R-1-1	OS	-1
2089	68433045	MUN	R-M	MUN	-10
20910	68433046	MUN	R-M	MUN	-10
2101	68434049	MUN	R-M	MUN	-11
2112	68434050	MUN	R-M	MUN	-10
2123	68434051	MUN	R-M	MUN	-9
2134	68434052	MUN	R-M	MUN	-10
2145	68434053	MUN	R-M	MUN	-10
2156	68434027	MUN	R-M	MUN	-9

21 <del>67</del>	68434028	MUN	R-M	MUN	-9
21 <del>78</del>	68433047	MUN	R-M	MUN	-11
21 <del>89</del>	68433048	MUN	R-M	MUN	-10
21 <del>920</del>	68433049	MUN	R-M	MUN	-10
22 <del>01</del>	68433050	MUN	R-M	MUN	-11
22 <del>12</del>	68433051	MUN	R-M	MUN	-12
22 <del>23</del>	68433052	MUN	R-M	MUN	-14
22 <del>34</del>	68433053	MUN	R-M	MUN	-16
22 <del>45</del>	68437002	PQP	R-1-8	PQP	1204
22 <del>56</del>	68433055	MUN	R-M	MUN	-10
22 <del>67</del>	68433056	MUN	R-M	MUN	-13
22 <del>78</del>	68433057	MUN	R-M	MUN	-12
22 <del>89</del>	68433058	MUN	R-M	MUN	-12
22 <del>930</del>	68433059	MUN	R-M	MUN	-11
23 <del>01</del>	68433054	MUN	R-M	MUN	-10
23 <del>12</del>	68434005	OSPH	R-1-8	OS	-22
23 <del>23</del>	68433087	MUN	R-M	MUN	-181
23 <del>34</del>	67878030	OSPH	R-1-5	OS	-1
23 <del>45</del>	70822001	OH	R-1-5	OS	-9
23 <del>56</del>	70829002	OSPH	R-1-5	OS	-2
23 <del>67</del>	74212008	OH	R-1-1	OS	-21
23 <del>78</del>	72512015	OSPH	R-1-1	OS	-4
23 <del>89</del>	71209009	A	R-1-5	A	-4
23 <del>940</del>	74219001	OH	R-1-1	OS	-210
24 <del>01</del>	71203038	OH	R-1-1	OS	-15
24 <del>12</del>	72510018	OSPH	R-1-1	OS	-22
24 <del>23</del>	72510018	OH	R-1-1	OS	-1
24 <del>34</del>	72506001	OH	R-1-1	OS	-37
24 <del>45</del>	70633066	RN	A	R-1-8	1
24 <del>56</del>	68415049	PQP	A	PQP	3
24 <del>67</del>	67903003	OSPH	IP	OS	1
24 <del>78</del>	67904001	OSPH	R-1-1	OS	-13
24 <del>89</del>	67905001	OSPH	R-1-1	OS	-43
24 <del>950</del>	67902014	OSPH	IP	OS	1
25 <del>01</del>	67905006	OSPH	R-1-1	OS	-172
25 <del>12</del>	67905008	OSPH	R-1-1	OS	-6
25 <del>23</del>	67906003	OSPH	R-1-1	OS	-3
25 <del>34</del>	74212007	OH	R-1-1	OS	-5

2545	74233008	OH	R-1-1	OS	-11
2556	74233009	OH	R-1-1	OS	-6
2567	49462002	OSPH	R-1-8	OS	-1
2578	49466004	OSPH	R-1-8	OS	-27
2589	74209047	OH	R-1-1	OS	-8
25960	74204024	OH	R-1-1	OS	-1
2601	68425001	PQP	R-1-1	PQP	955
2612	74209049	OH	R-1-1	OS	-645
2623	74209009	OH	R-1-1	OS	-5
2634	74233006	OH	R-1-1	OS	-1
2645	74233007	OH	R-1-1	OS	-1
2656	74233002	OH	R-1-1	OS	-4
2667	74202022	OH	R-1-1	OS	-48
2678	74202023	OH	R-1-1	OS	-35
2689	74202025	OH	R-1-1	OS	-153
26970	74209050	OH	R-1-1	OS	-1
2701	74204008	OH	R-1-1	OS	-1
2712	74204014	OH	R-1-1	OS	-12
2723	74203013	OH	R-1-1	OS	-1
2734	74203016	OH	R-1-1	OS	-1
2745	74204023	OH	R-1-1	OS	-1
2756	74204022	OH	R-1-1	OS	-1
2767	74209051	OH	R-1-1	OS	-4
2778	74209052	OH	R-1-1	OS	-3
2789	67801004	OH	R-1-1	OS	-768
27980	49466006	OSPH	R-1-8	OS	-4
2801	67811003	OH	R-1-1	OS	-1005
2812	67811002	OH	R-1-1	OS	-334
2823	72952019	OH	R-1-1	OS	-10
2834	72952008	OH	R-1-1	OS	-1807
2845	72952018	OH	R-1-1	OS	-21
2856	68425001	PQP	R-1-8	PQP	1311
2867	72952028	OH	R-1-1	OS	-66
2878	72952027	OH	R-1-1	OS	-278
2889	72952022	OH	R-1-1	OS	-151
28990	72952026	OH	R-1-1	OS	-30
2901	70832002	OH	R-1-1	OS	-4
2912	72957003	OH	R-1-1	OS	-178

<del>2923</del>	72957001	OH	R-1-1	OS	-88
<del>2934</del>	74212008	OH	R-1-1	OS	-44
<del>2945</del>	67801018	OH	R-1-1	OS	-598
<del>2956</del>	74202026	OH	R-1-1	OS	-39
<del>2967</del>	74210003	OH	R-1-1	OS	-236
<del>2978</del>	74210003	OH	R-1-1	OS	-10
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4078	67656026	PQP	R-1-8	PQP	502
4089	67637017	OSPH	R-1-5	OS	-2
40910	65913015	PQP	R-1-8	PQP	982
4101	67672037	OSPH	R-1-5	OS	-1
4121	65931025	OSPH	R-1-8	OS	-1
4123	67637018	PQP	R-1-5	PQP	590
4134	67637019	PQP	R-1-5	PQP	317
4145	67637014	OSPH	R-1-5	OS	-1
4156	67637012	OSPH	R-1-5	OS	-1
4167	67637021	OSPH	A	OS	0
4178	66023016	PQP	R-1-8	PQP	911
4189	66023017	RN	A	R-1-8	2
41920	66023008	RN	A	R-1-8	1
4201	66023010	RN	A	R-1-8	2
4212	65921001	PQP	R-1-8	PQP	1825
4223	66022135	OSPH	A	OS	0
4234	66022135	OSPH	R-1-5	OS	-3
4245	66023003	RN	A	R-1-8	5
4256	66023015	RN	A	R-1-8	5
4267	66021013	PQP	R-1-5	PQP	171
4278	66021014	PQP	R-1-5	PQP	2006
4298	66021016	PQP	A	PQP	2043
42930	66021016	NCC	A	CP	2
4301	66021023	PQP	R-1-5	PQP	8631
4312	66021023	OSPH	A	OS	0
4323	66021023	NCC	R-1-5	CP	1518
4334	66020005	OSPH	R-1-5	OS	-47
4345	66020008	OSPH	A	OS	0
4356	64926026	OSPH	R-1-8	OS	-11
4367	64927008	RN	A	R-1-8	2
4378	64927013	RN	A	R-1-8	1
4389	65409043	OSPH	R-1-5	OS	-2
43940	65213015	RR	R-1-RR	R-1-2	3
4401	65214006	RR	R-1-5	R-1-2	0
4421	65214006	LH	R-1-5	R-1-RR	-1
4423	65214007	RR	R-1-5	R-1-2	0
4434	65214007	LH	R-1-5	R-1-RR	-1

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44 <del>78</del>	64916100	PQP	R-1-8	PQP	196
44 <del>89</del>	64916101	PQP	R-1-8	PQP	155
44 <del>950</del>	64917001	PQP	R-1-8	PQP	980
45 <del>01</del>	65207022	RN	A	R-1-8	1
45 <del>12</del>	61238014	OH	A	OS	0
45 <del>32</del>	65208032	OSPH	A	OS	0
45 <del>34</del>	65208036	OSPH	A	OS	0
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45 <del>78</del>	65226019	PQP	R-1-1	PQP	97
45 <del>89</del>	65226024	PQP	R-1-5	PQP	539
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46 <del>34</del>	67605016	PQP	A	PQP	1464
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46 <del>56</del>	67605015	OSPH	R-1-8	OS	-10
46 <del>67</del>	65215013	RR	R-1-5	R-1-2	0
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46 <del>970</del>	65219066	RN	A	R-1-8	1
47 <del>01</del>	65215042	RR	R-1-5	R-1-2	0
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47 <del>45</del>	67634001	OSPH	R-1-5	OS	-1
47 <del>56</del>	67634002	OSPH	A	OS	0
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47 <del>89</del>	67634004	OSPH	A	OS	0
47 <del>980</del>	67634004	RN	A	R-1-8	1
48 <del>01</del>	67634004	RN	A	R-1-8	1
48 <del>12</del>	67623001	PQP	R-1-5	PQP	998

48 <del>23</del>	65420010	RN	A	R-1-8	2
48 <del>34</del>	65419003	LH	A	R-1-RR	1
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48 <del>56</del>	67620040	OSPH	CN	OS	-15
48 <del>67</del>	67620041	OSPH	CN	OS	-28
48 <del>78</del>	67635003	OSPH	R-1-5	OS	-4
48 <del>89</del>	67635005	OSPH	R-1-5	OS	-1
48 <del>990</del>	67635007	OSPH	R-1-5	OS	-2
49 <del>01</del>	67635009	OSPH	R-1-2	OS	-1
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49 <del>23</del>	65421002	PQP	R-1-8	PQP	318
49 <del>34</del>	65421002	PQP	WATER	PQP	0
49 <del>45</del>	65419005	LH	R-1-5	R-1-RR	-1
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49 <del>9500</del>	65904055	NCC	R-1-5	CP	660
50 <del>01</del>	65904054	NCC	A	CP	13
50 <del>12</del>	66021025	OSPH	A	OS	0
50 <del>23</del>	66022063	OSPH	A	OS	0
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50 <del>89</del>	65215043	LH	R-1-5	R-1-RR	-8
50 <del>910</del>	64903005	PQP	R-1-8	PQP	3311
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51 <del>23</del>	65234024	OH	R-1-5	OS	-1
51 <del>34</del>	65201008	LH	A	R-1-RR	1
51 <del>45</del>	64901061	PQP	R-1-8	PQP	188
51 <del>65</del>	67635011	OSPH	R-1-5	OS	-1
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51 <del>78</del>	65201007	LH	A	R-1-RR	1
51 <del>89</del>	66021022	PQP	R-1-5	PQP	384
51 <del>920</del>	66021022	NCC	R-1-5	CP	1605

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5212	66022134	OSPH	A	OS	0
5223	66022134	OSPH	R-1-5	OS	-1
5234	65904???	NCC	A	CP	49
5245	67633028	OSPH	R-1-5	OS	-1
5256	67633017	OSPH	R-1-5	OS	-1
5267	67633018	OSPH	R-1-5	OS	-1
5278	67633019	OSPH	R-1-5	OS	-1
5289	67634002	OSPH	A	OS	0
52930	67634002	RN	A	R-1-8	1
5301	67681024	OSPH	A	OS	0
5312	67681002	OSPH	A	OS	0
5323	67681004	OSPH	A	OS	0
5334	66020009	OH	A	OS	0
5345	66015003	OSPH	R-1-5	OS	-16
5356	68002004	PQP	A	PQP	128
5367	68002004	OSPH	A	OS	0
5378	67681029	OSPH	A	OS	0
5389	67681029	RN	A	R-1-8	1
53940	66015001	OSPH	A	OS	0
5401	66015002	OSPH	A	OS	0
5412	66021018	OSPH	R-1-1	OS	-3
5423	66021017	OSPH	R-1-5	OS	-3
5434	67604016	OSPH	A	OS	0
5445	67604047	OSPH	A	OS	0
5456	67604052	OSPH	A	OS	0
5467	67656056	OSPH	A	OS	0
5478	67656056	RN	A	R-1-8	1
5489	66037018	OSPH	A	OS	0
54950	68002003	PQP	A	PQP	34
5501	68002005	OSPH	A	OS	0
5512	68002006	OSPH	A	OS	0
5523	66020001	OSPH	R-1-1	OS	-5
5534	66019010	OH	A	OS	0
5545	67620045	OSPH	R-1-8	OS	-1
5556	64909015	PROS	R-1-8	OS	-2







































