

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF SAN JOSE REZONING
CERTAIN REAL PROPERTY OF APPROXIMATELY 5.02-
GROSS ACRES, SITUATED ON THE NORTH SIDE OF RUE
FERRARI, APPROXIMATELY 450 FEET WEST OF SILICON
VALLEY BOULEVARD (5891 RUE FERRARI; APN 678-05-
053), FROM THE IP INDUSTRIAL PARK ZONING DISTRICT
TO THE CIC COMBINED INDUSTRIAL/COMMERCIAL
ZONING DISTRICT**

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 for the real property hereinafter described; and

WHEREAS, a Statement of Exemption was prepared for a rezoning under File No. C25-039, and said Statement of Exemption (CEQA Categorical Exemption Section 15301(a), Existing Facilities, for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances) was adopted on August 11, 2026; and

WHEREAS, the City Council of the City of San José is the decision-making body for the proposed subject rezoning to the CIC Combined Industrial/Commercial Zoning District; and

WHEREAS, this Council of the City of San José has considered and approves the Statement of Exemption as the appropriate environmental clearance for the proposed project prior to acting upon or approving the subject rezoning; and

WHEREAS, the proposed rezoning is consistent with the Combined Industrial/Commercial designation of the site in the applicable General Plan; and

WHEREAS, pursuant to Senate Bill 330, the proposed rezoning (File No. C25-039) does not reduce the capacity for residential units within the City because the current IP Industrial Park Zoning District does not allow residential uses;

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

SECTION 1. The recitals above are incorporated herein.

SECTION 2. All that real property described in this section, referred to as "subject property," is hereby rezoned to the CIC Combined Industrial/Commercial Zoning District.

The subject property referred to in this section is all that real property situated in the County of Santa Clara, State of California, described in Exhibit "A" and depicted in Exhibit "B" attached and incorporated 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 No. C25-039 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. The applicant for or recipient of such land use approval hereby acknowledges receipt of notice that 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.

PASSED FOR PUBLICATION of title this ____ day of _____, 2026 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

TONI J. TABER, MMC
City Clerk

EXHIBIT 'A'

LEGAL DESCRIPTION FOR: REZONING

All that certain real property situate entirely in the City of San Jose, County of Santa Clara, State of California, being all of Lot 3 as shown on that certain Parcel Map recorded in in Book 601 of Maps at Pages 36 and 37, Santa Clara County Records, and more particularly described as follows:

BEGINNING at the South corner of said Lot 3, said POINT OF BEGINNING also lying in the northerly right-of-way line of Rue Ferrari (53 feet wide); thence

from the POINT OF BEGINNING and along said northerly right-of-way line North 69° 52' 49" West 445.00 feet to a point; thence

leaving said northerly right-of-way line the following courses and distances:

North 20° 07' 11" East	488.63 feet to a point; thence
South 69° 55' 32" East	28.50 feet to a point; thence
South 70° 06' 42" East	416.50 feet to a point; thence
South 20° 07' 11" West	490.33 feet to the POINT OF BEGINNING.

Containing 5.000 acres, more or less, of land.

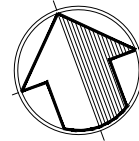
As shown on Exhibit B, Plat to Accompany Description, attached hereto and made a part hereof.

Prepared on JULY 28, 2025
Revised on March 24, 2026
by C. & D.C., INC.

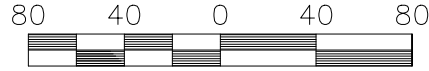


Harry Babick

NOTES:
All bearings & distances shown are Record Data or as noted. Dimensions shown are in feet & decimals thereof.



SCALE: 1"=80'



GRAPHIC SCALE

LANDS OF GATEWAY
CITY CHURCH
A.P.N. 678-05-048
PARCEL B
(561 M 30-31)
S69°55'32"E
28.50'

LANDS OF SAN JOSE
BEHAVIORAL HEALTH
A.P.N. 678-05-051
LOT 2
(601 M 36-37)

S70°06'42"E 416.50'

LEGEND:

- = PROPERTY LINE
- - - = ADJACENT PROPERTY LINE
- = EX. RIGHT OF WAY
- P.O.B. = POINT OF BEGINNING

LANDS OF CARRINGTON COLLEGE
A.P.N. 678-05-050
PARCEL A
(561 M 30-31)
N20°07'11"E 488.63'

A.P.N. 678-05-053
LOT 3
(601 M 36-37)
5.000 Acres

S20°07'11" W 490.33'

LANDS OF HOTEL SAN JOSE/ LA HACIENDA SAN JOSE SILICON VALLEY
A.P.N. 678-05-052
LOT 1
(601 M 36-37)



Harry Babick

P.O.B.
SOUTH CORNER
OF LOT 3

RIGHT-OF-WAY

N69°52'49"W 445.00'

RUE FERRARI

RIGHT-OF-WAY

EXHIBIT 'B'



5901 Cadiz Drive
San Jose, CA 95123
(408) 966-0165

PLAT TO ACCOMPANY DESCRIPTION

SCALE: AS SHOWN	LANDS OF FIRST PENTECOSTAL CHURCH OF SAN JOSE	DRAWN BY: R.S.C.
DATE: MARCH 24, 2026		APPROVED BY: V.S. / H.B.
FOR: REZONING OF A.P.N. 678-05-053		

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

NUMBER
-PR