

# City Council Hearing

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June 19, 2018



*Planning, Building and  
Code Enforcement*

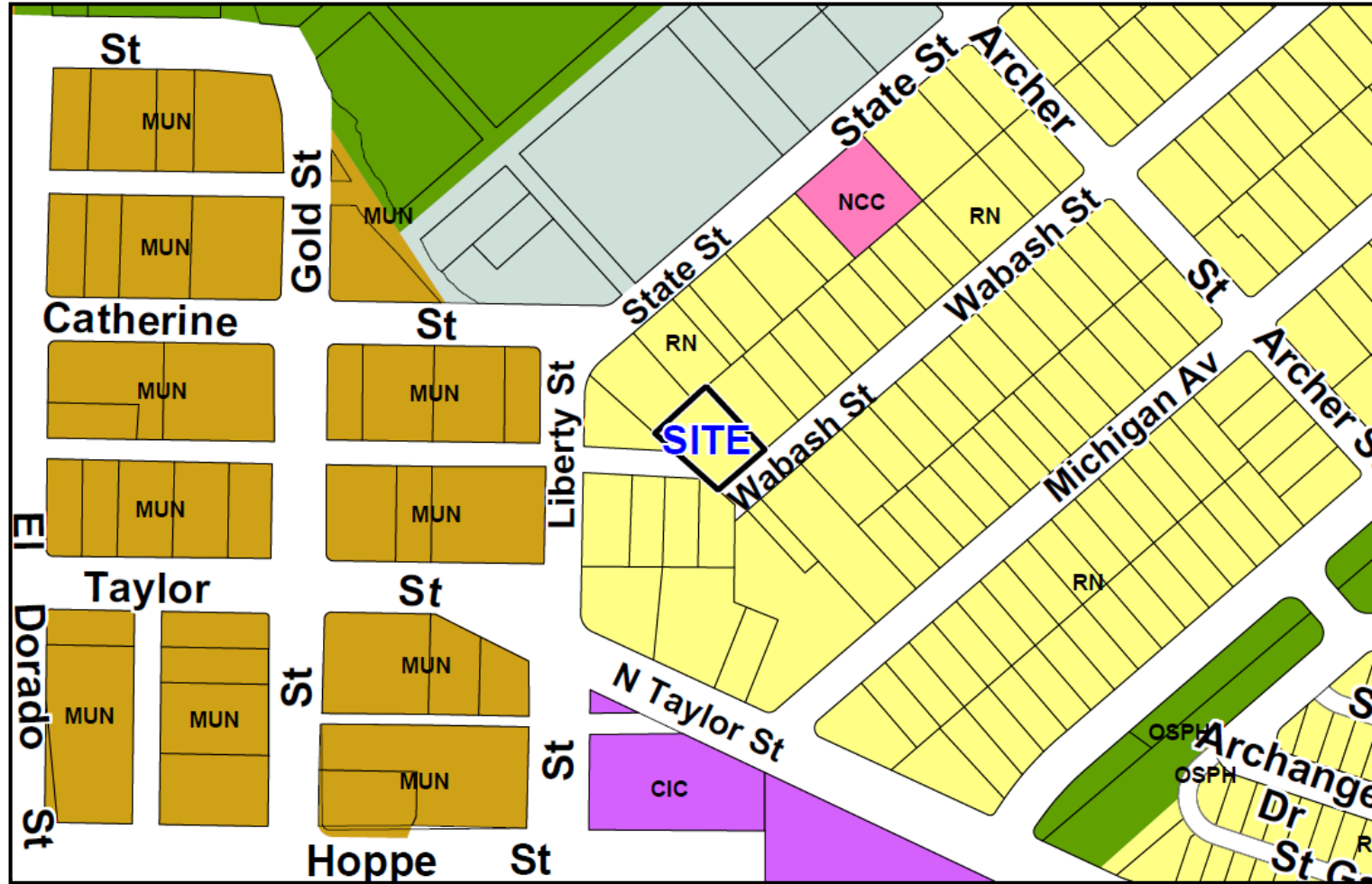
# Item 10.1(a)

C16-041 & H16-032: Conforming Rezoning and Site Development Permit at 1090 South De Anza Boulevard—Deferred to 6/26/18

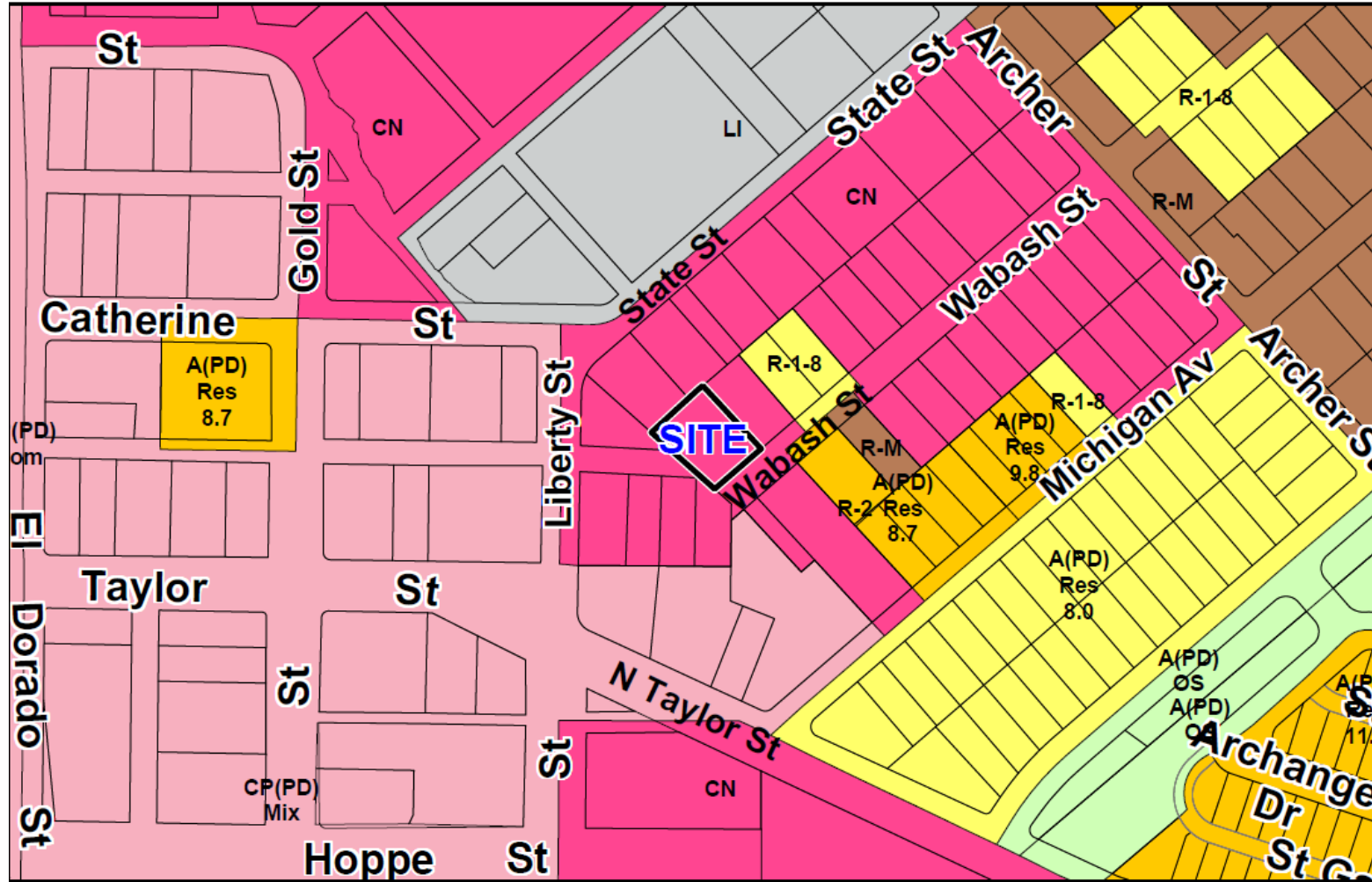
# Item 10.1 (b)

C18-012: Conforming Rezoning at 1214 Wabash Street

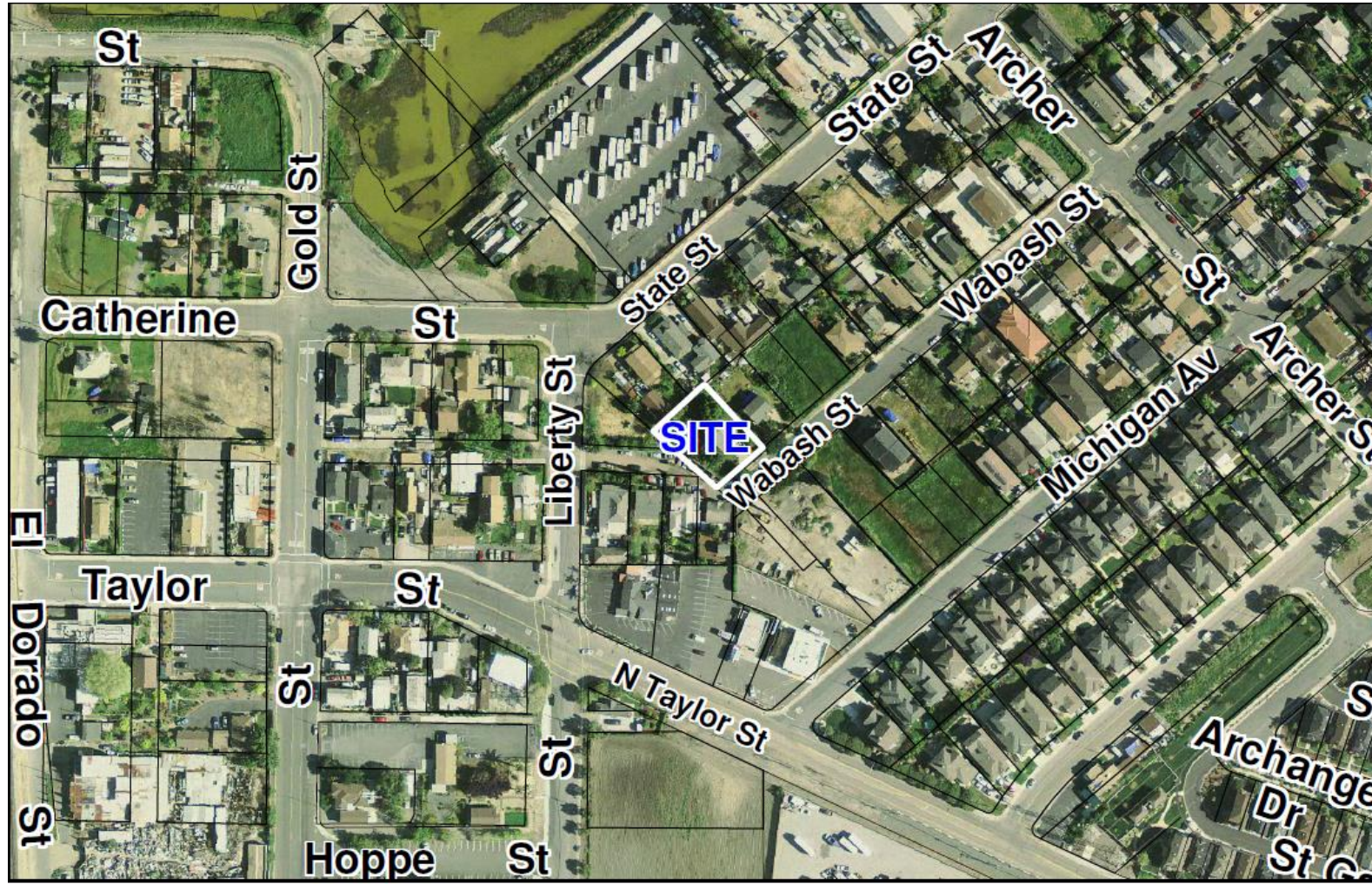
# General Plan



# Existing Zoning



# Aerial



# Item 10.1(c)

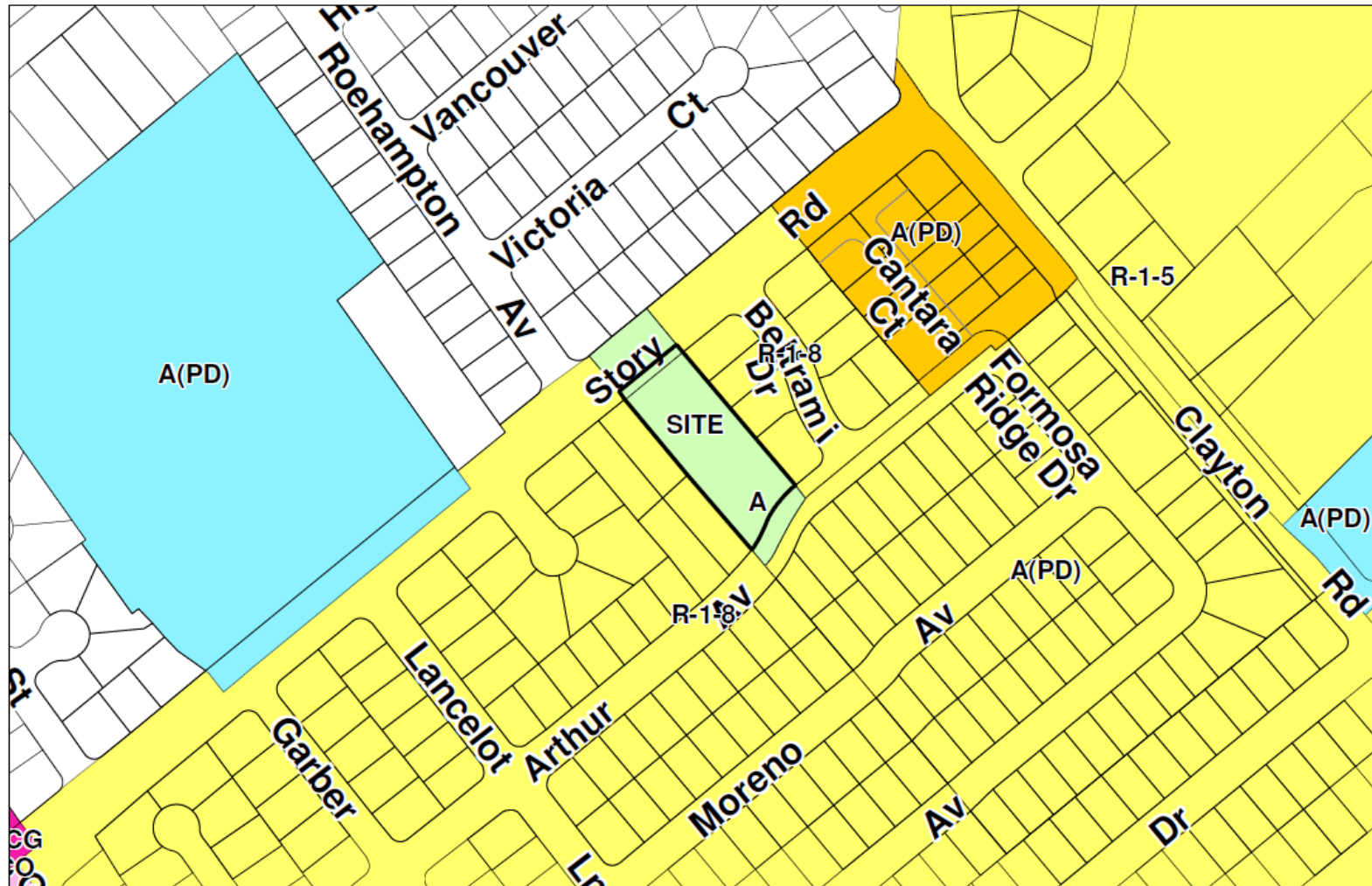
C18-003: Conforming Rezoning at 14380 Story Road

# General Plan

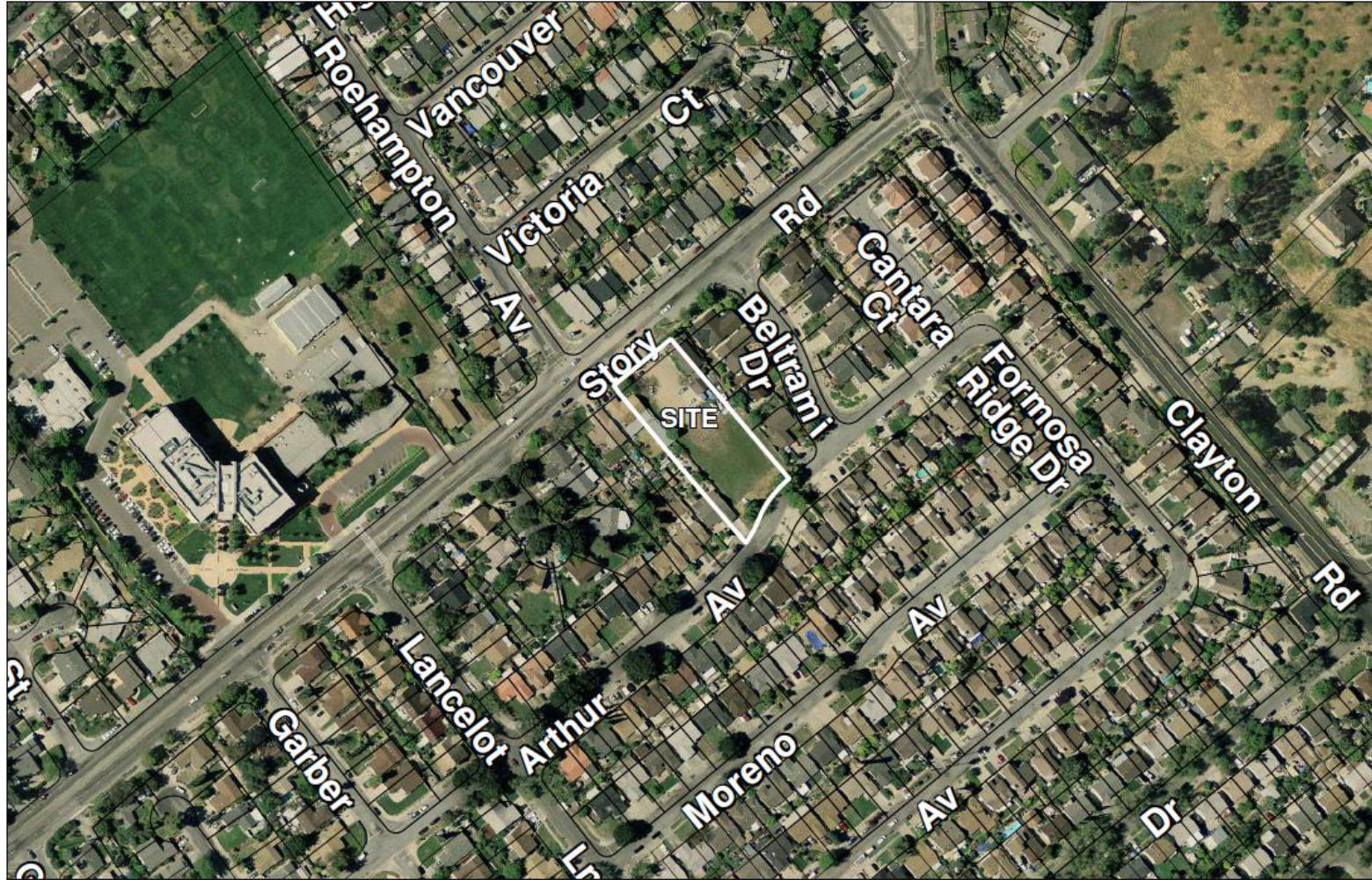




# Existing Zoning



# Aerial

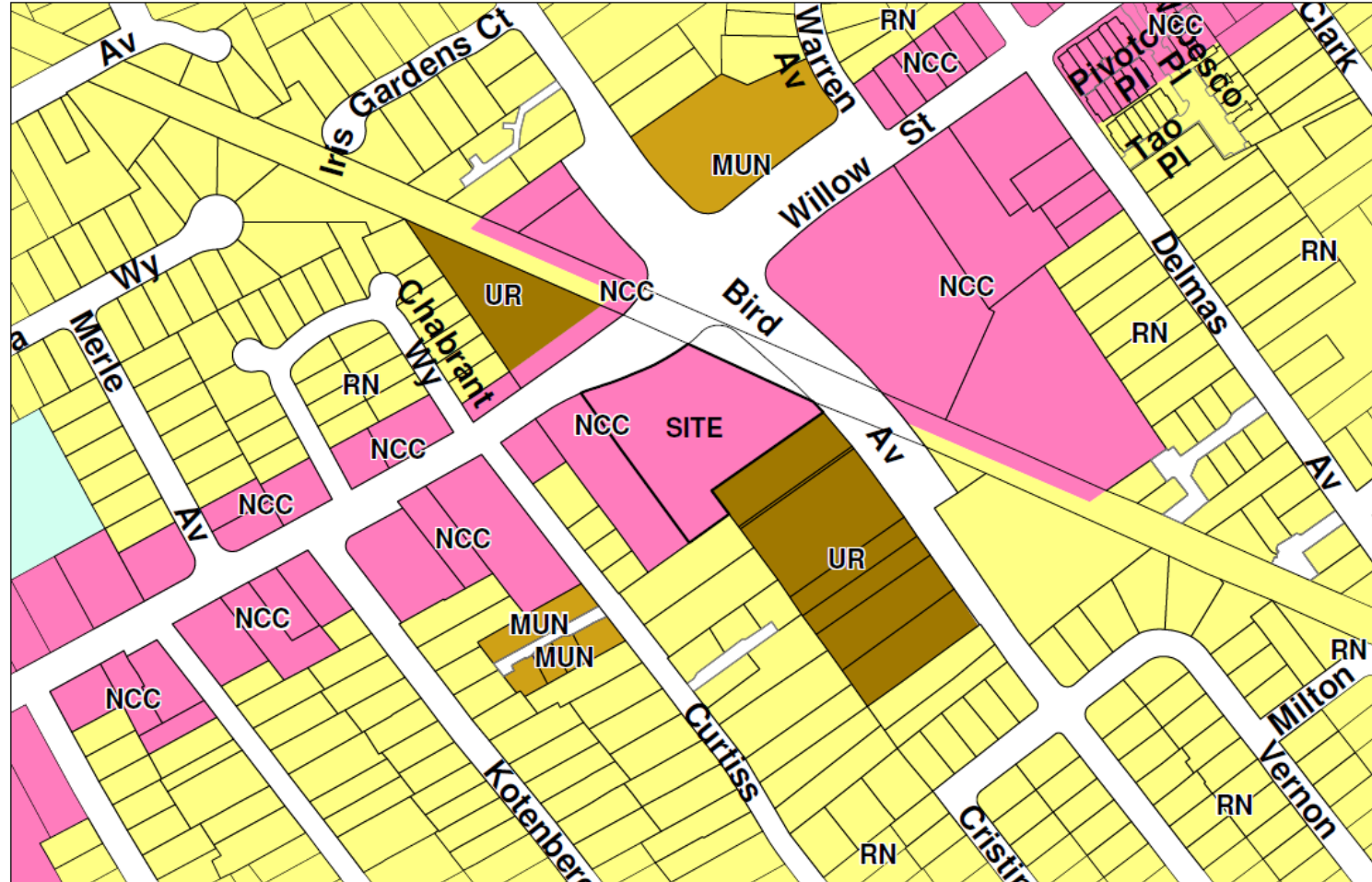


# Item 10.1 (d)

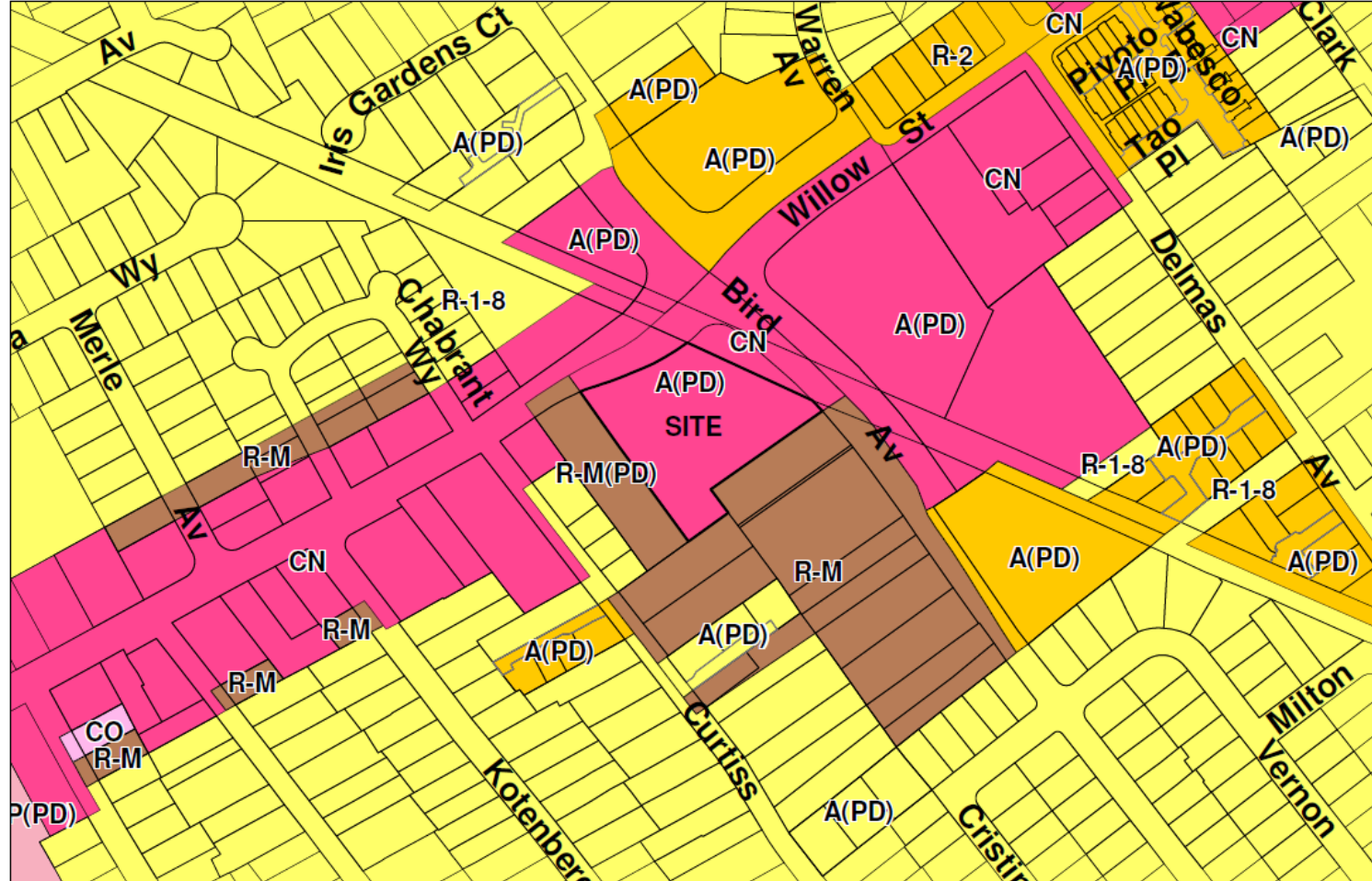
C17-033: Conforming Rezoning at 820 Willow Street

# General Plan

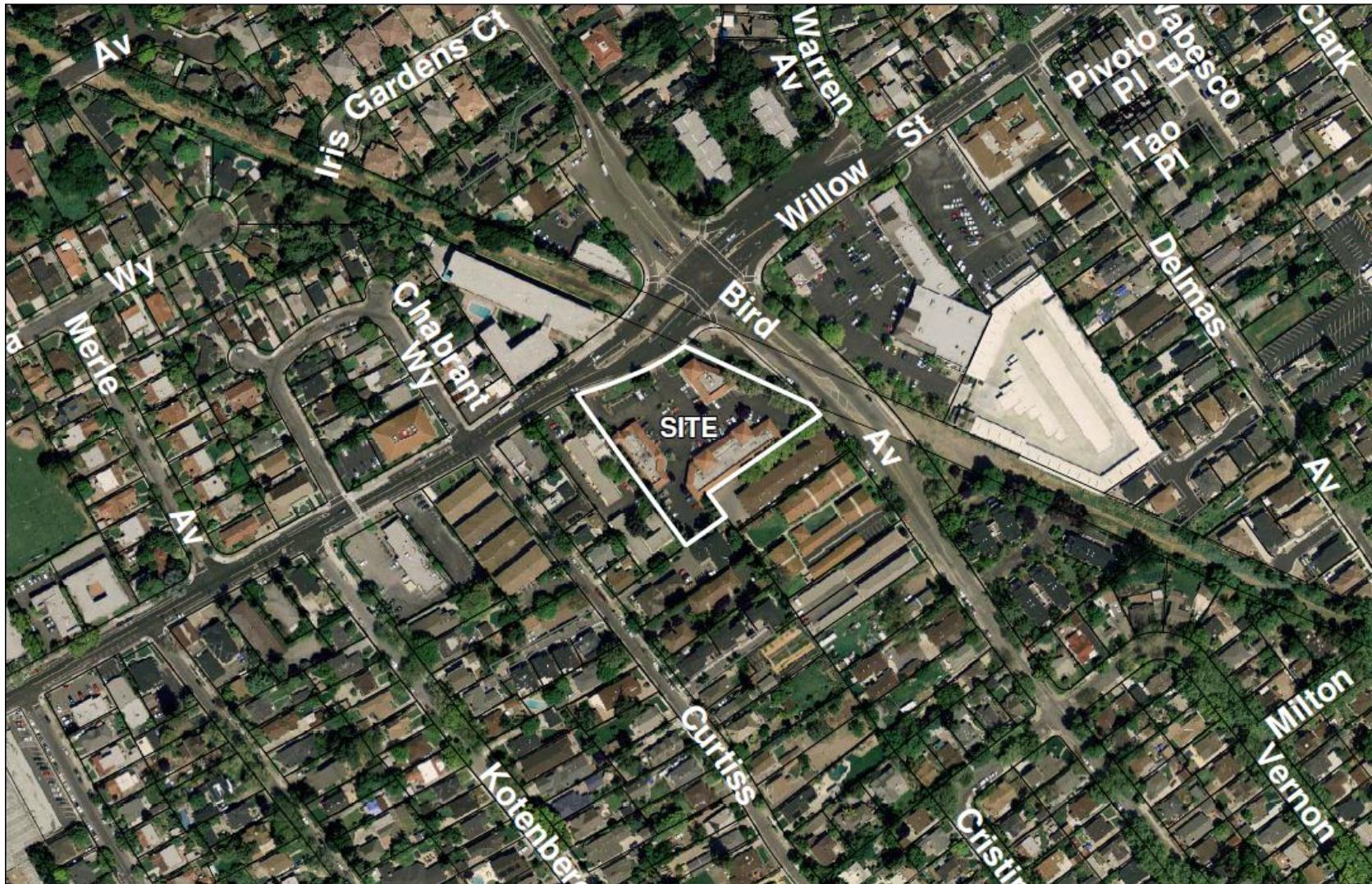
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# Existing Zoning



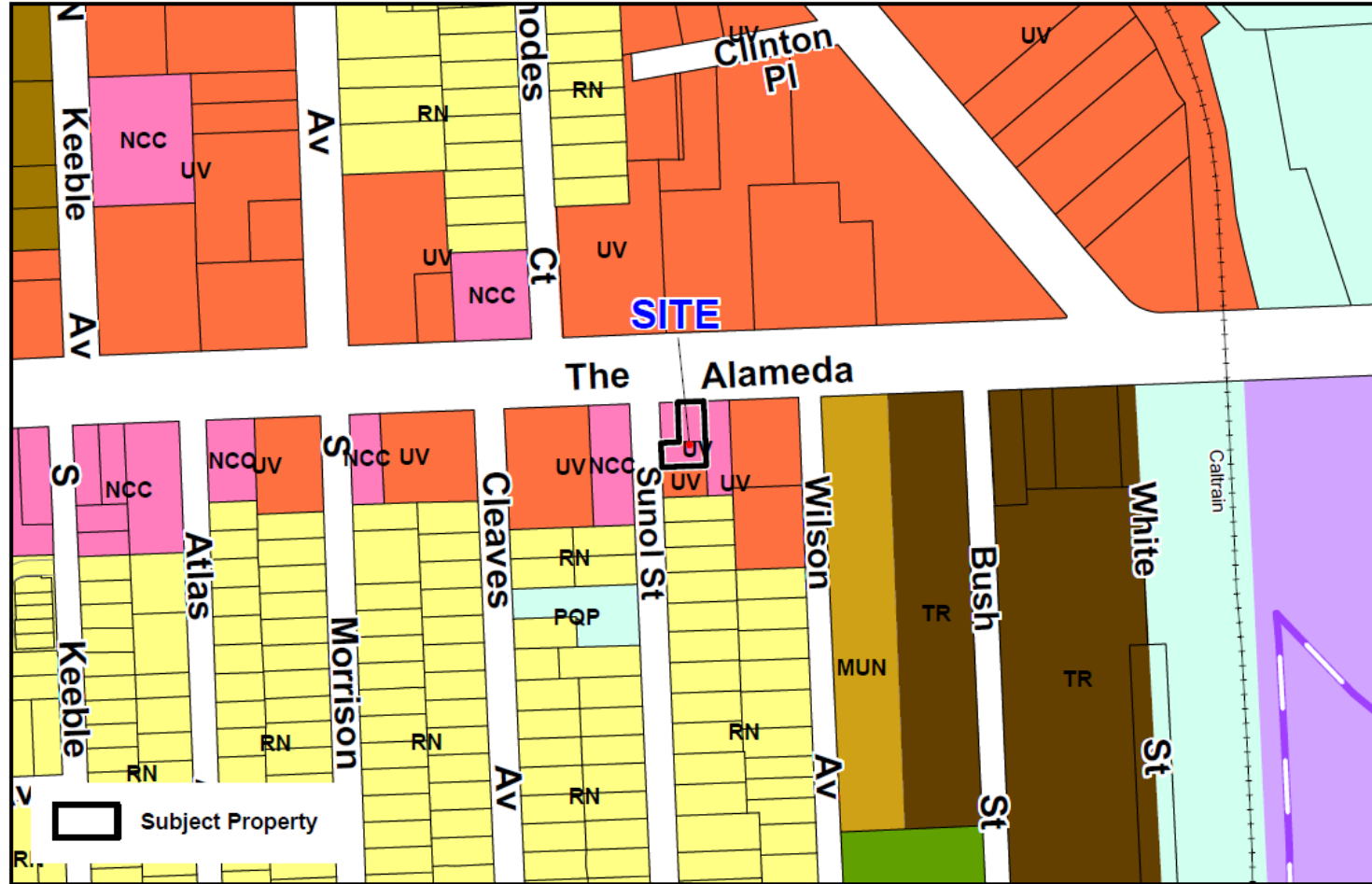
# Aerial



# Item 10.1(e)

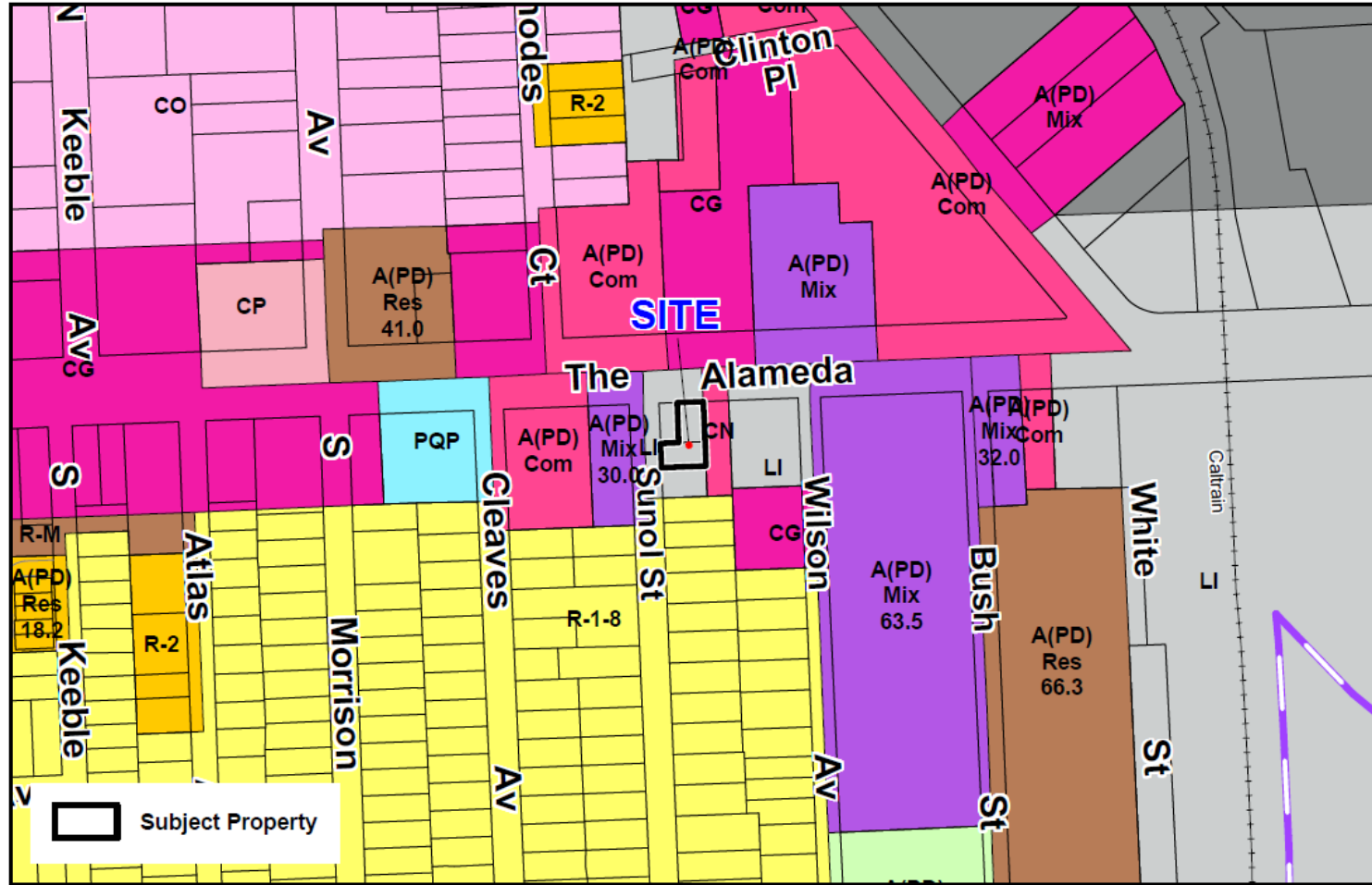
C18-007: Conforming Rezoning at 840 The Alameda and 10 Sunol Street

# General Plan

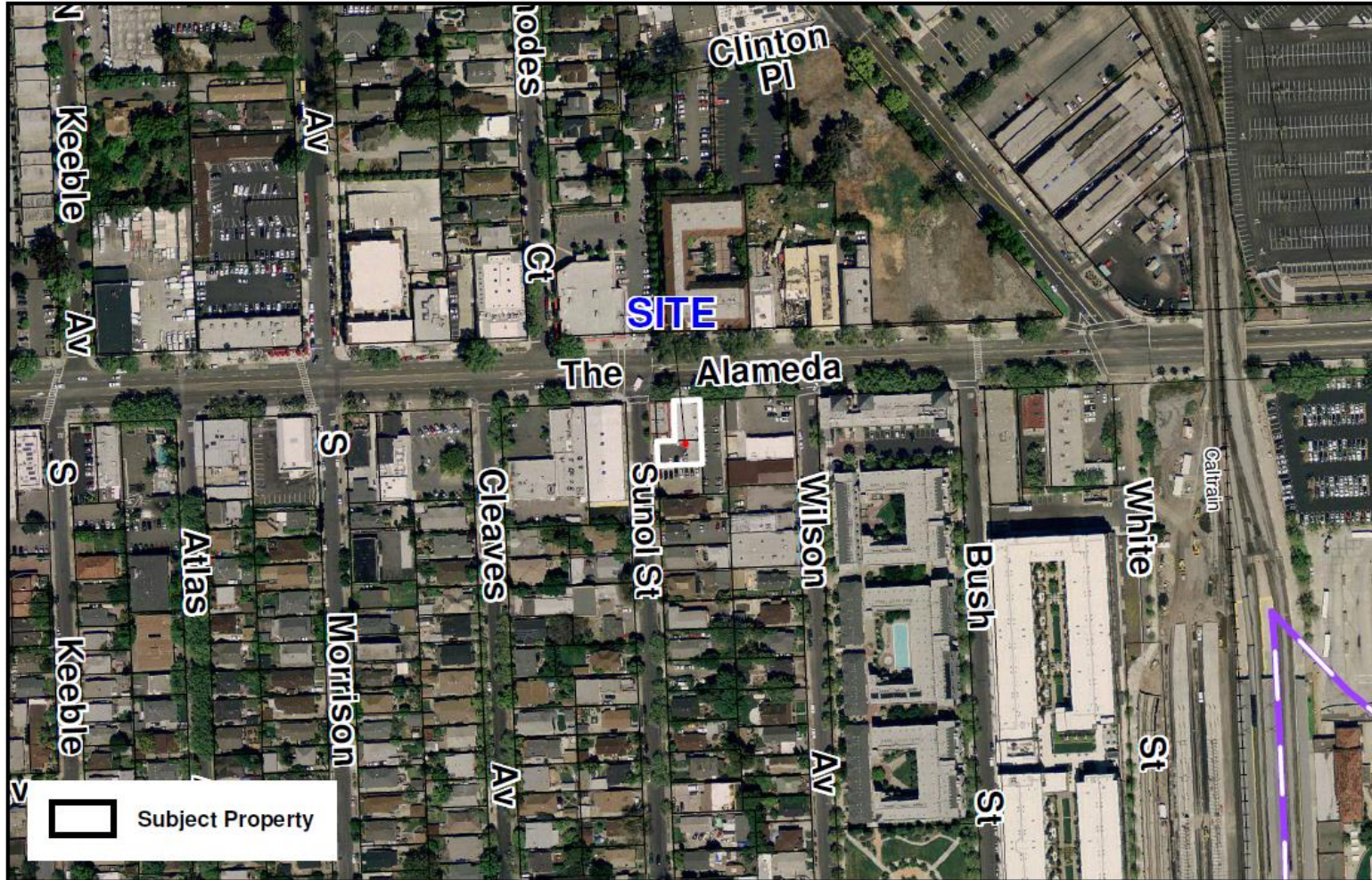




# Existing Zoning



# Aerial



# Item 10.2

PP18-046: Amendment to Title 20 of the San Jose Municipal Code for Accessory Dwelling Units (ADUs)

# Changes to Title 20 will Impact:

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Zoning Districts

Lot Size

Unit Size

Setbacks

Height

Parking

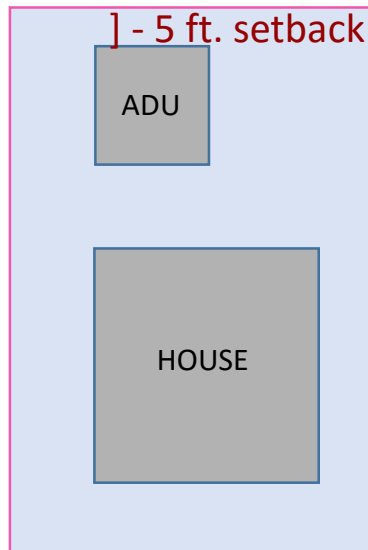
Design Standards

Other Provisions

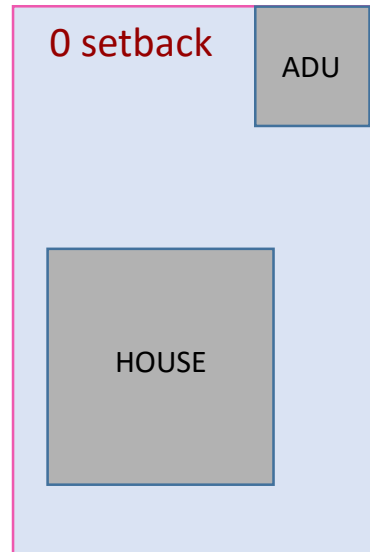
# Setbacks from property lines may be modified

## Current Minimum Setbacks

New detached ADU at grade or replacing a demolished accessory building or garage

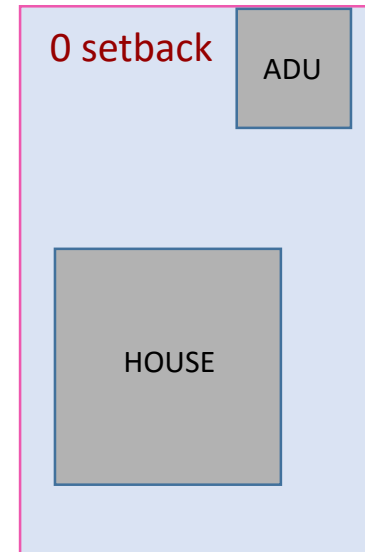


Demolished garage with zero setbacks converted into an ADU

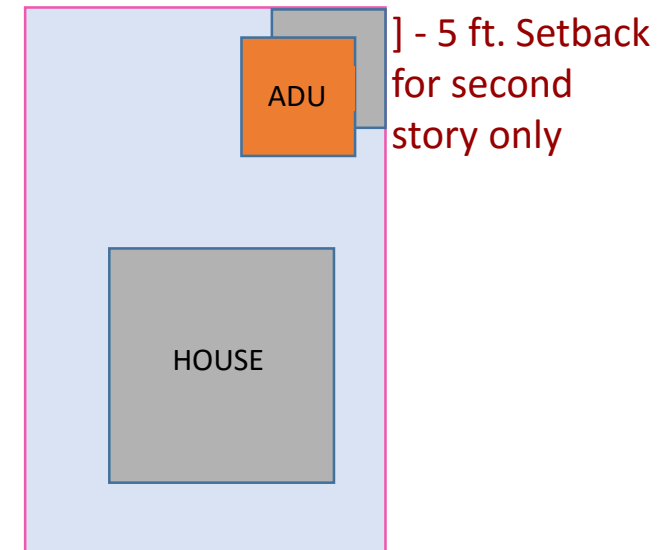


## Proposed Minimum Setbacks

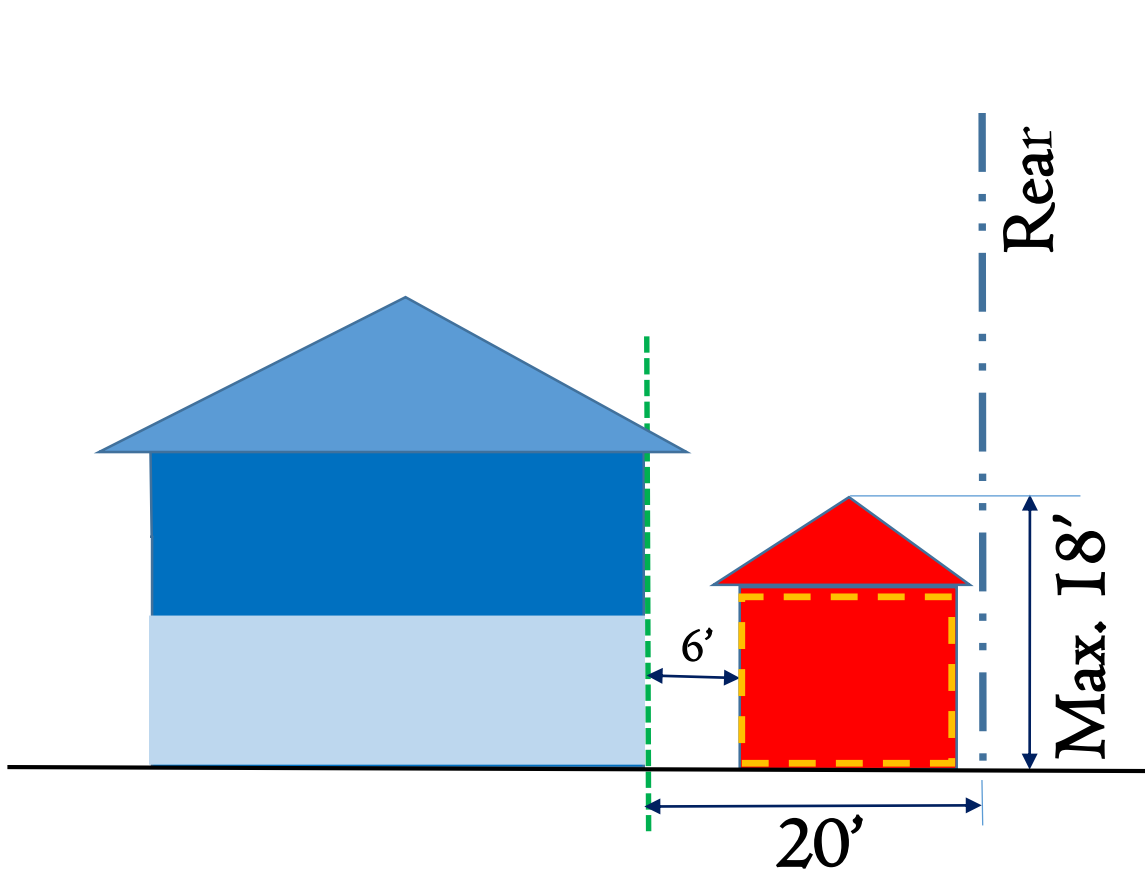
New 1-story ADU or conversion of an accessory building or accessory building conversion



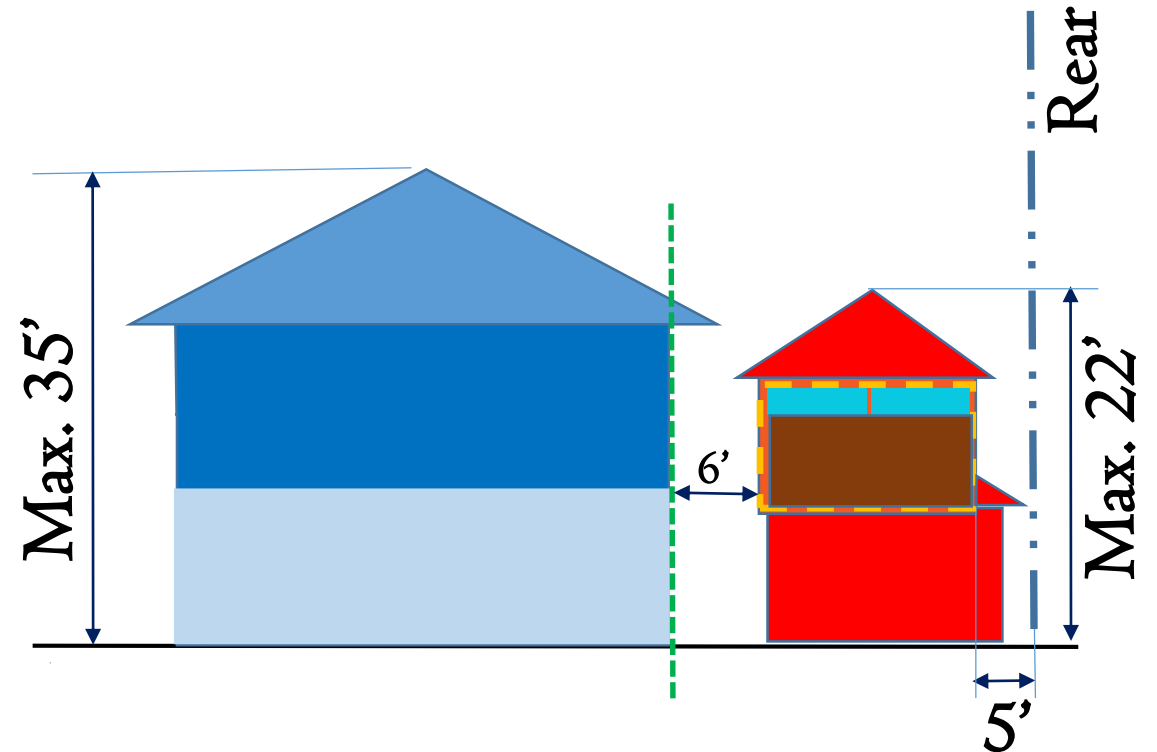
New 2<sup>nd</sup> story ADU above existing accessory building



# Proposed Setback and Height



**Example 1: Detached 1-story ADU**



**Example 2: Detached 2<sup>nd</sup>-story ADU over garage**

# Proposed Parking Requirements

## To align with state law:

- Replacement of required off-street spaces can be: Covered Spaces, Uncovered Spaces, Tandem Spaces, Mechanical Lifts
- Must provide replacement parking spaces for main dwelling where garage has been converted.
- Replacement parking only allowed in setbacks for properties with ADUs.
- Reduction in off-street parking spaces will match the state requirements.



# Community Outreach

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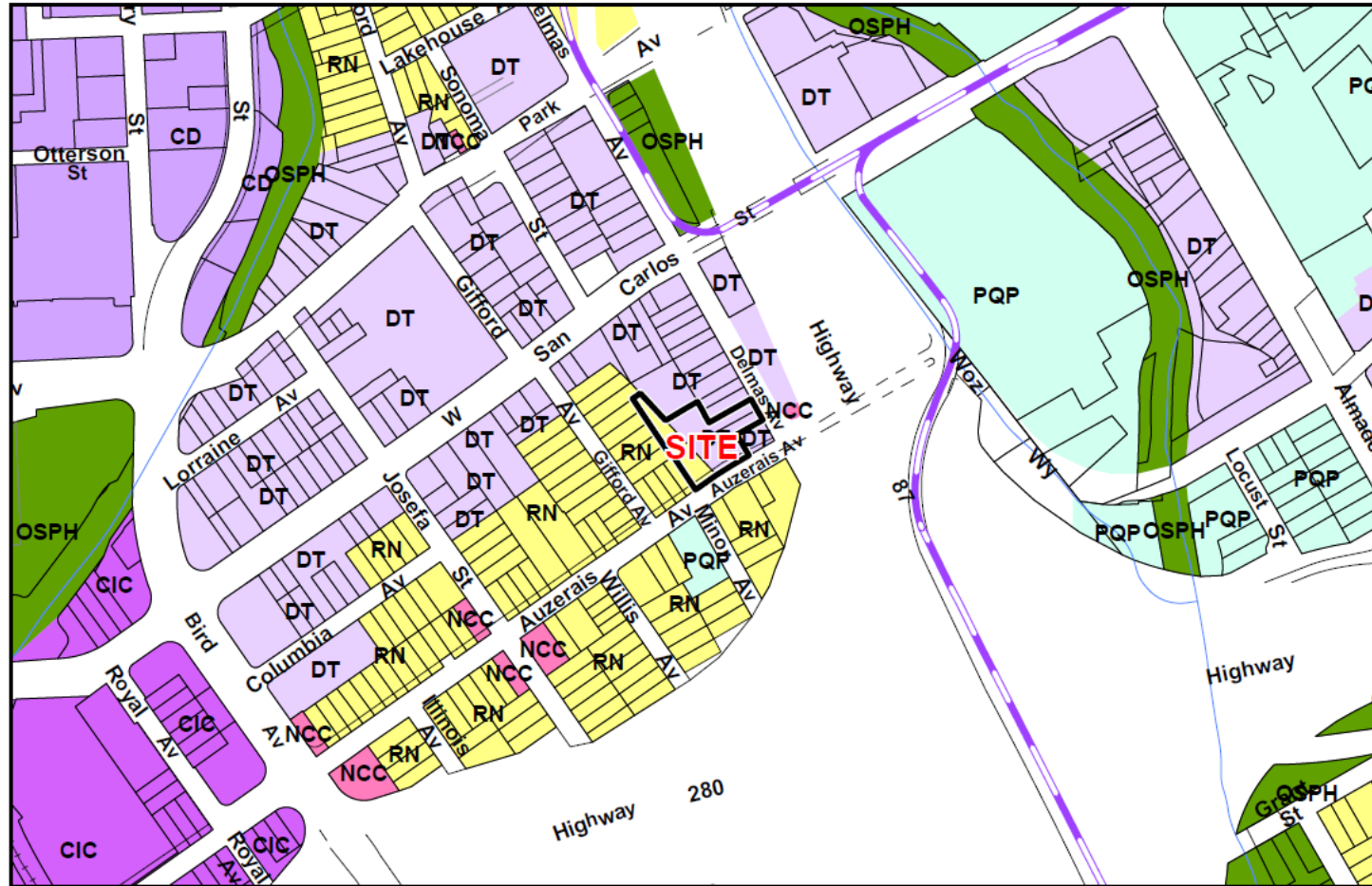
- Four Community Meetings:
  - February 12, 2018, City Hall Wing Room
  - March 22, 2018, Almaden Community Center
  - March 26, 2018, Alum Rock Community Library
  - March 29, 2018, Willow Glen Community Center
- Focus Group Meetings:
  - Design Professionals: February 5, 2018 and February 22, 2018
  - Housing Groups: February 8, 2018
- Building Safety Month Event: May 17, 2018



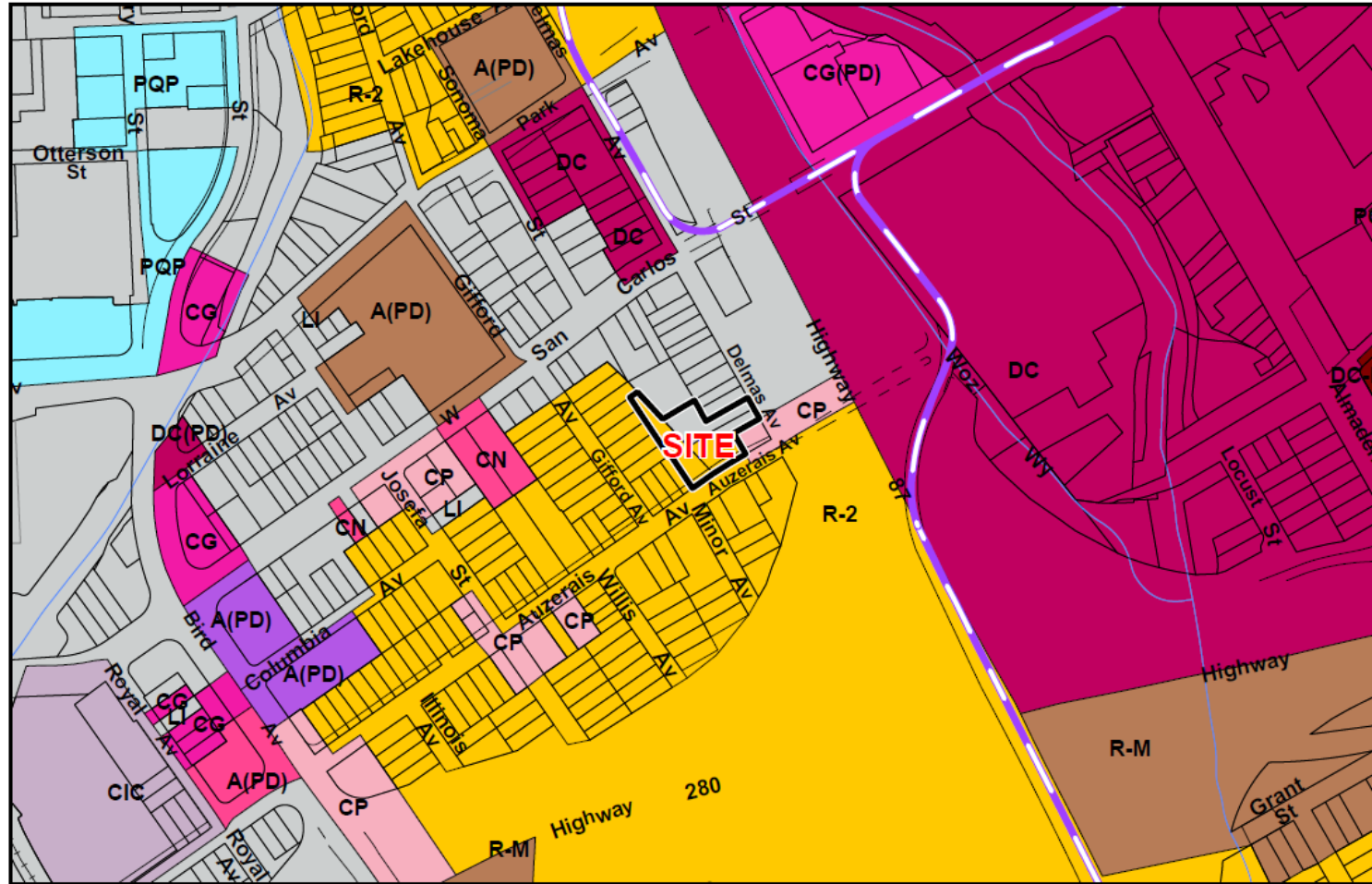
# Item 10.3

C17-009, SP17-016 & t17-015: Conforming Rezoning, Special Use Permit and Vesting Tentative Map for Real Property Located at 425 & 433 Auzerais Avenue

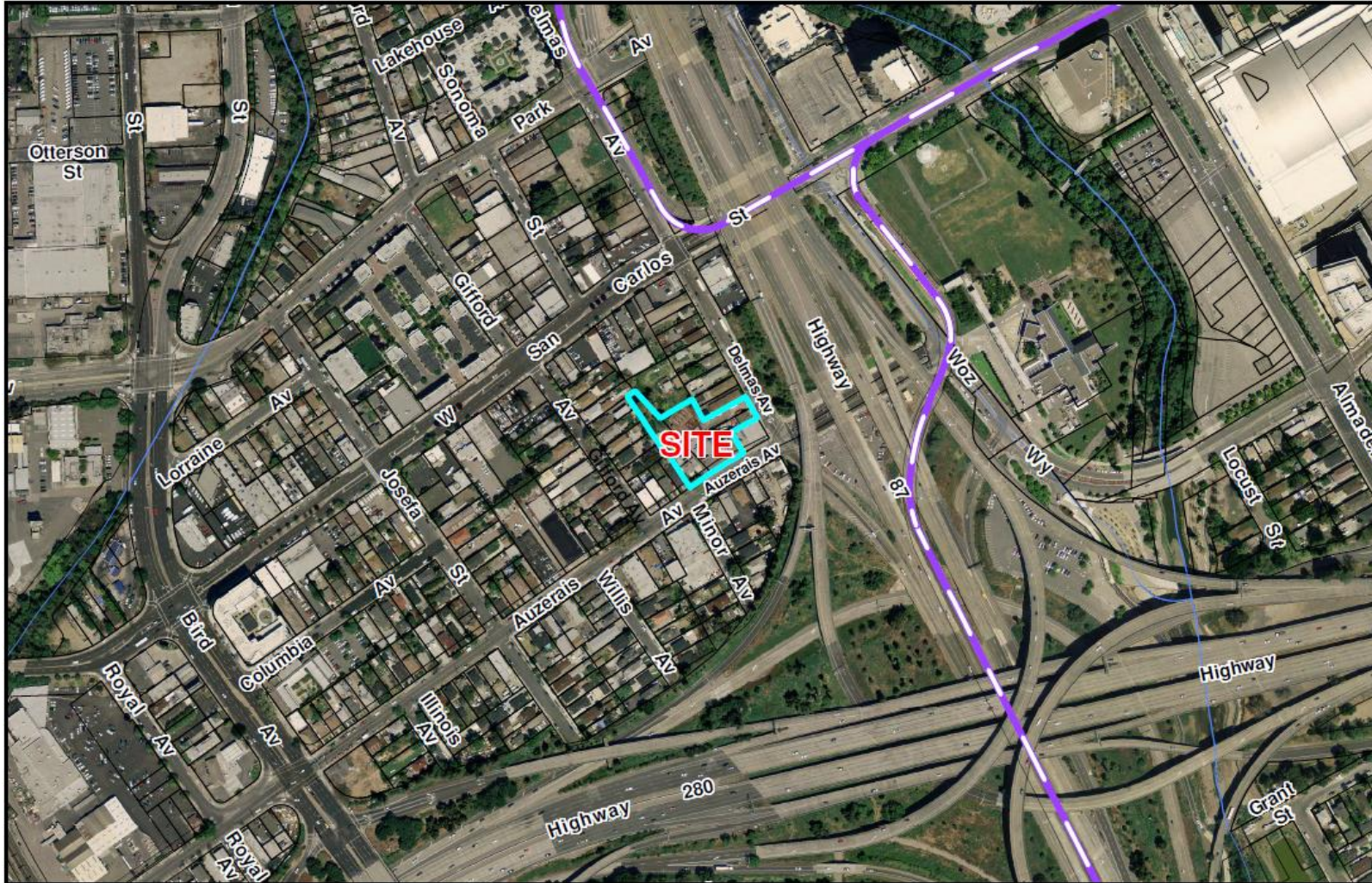
# General Plan



# Existing Zoning



# Aerial



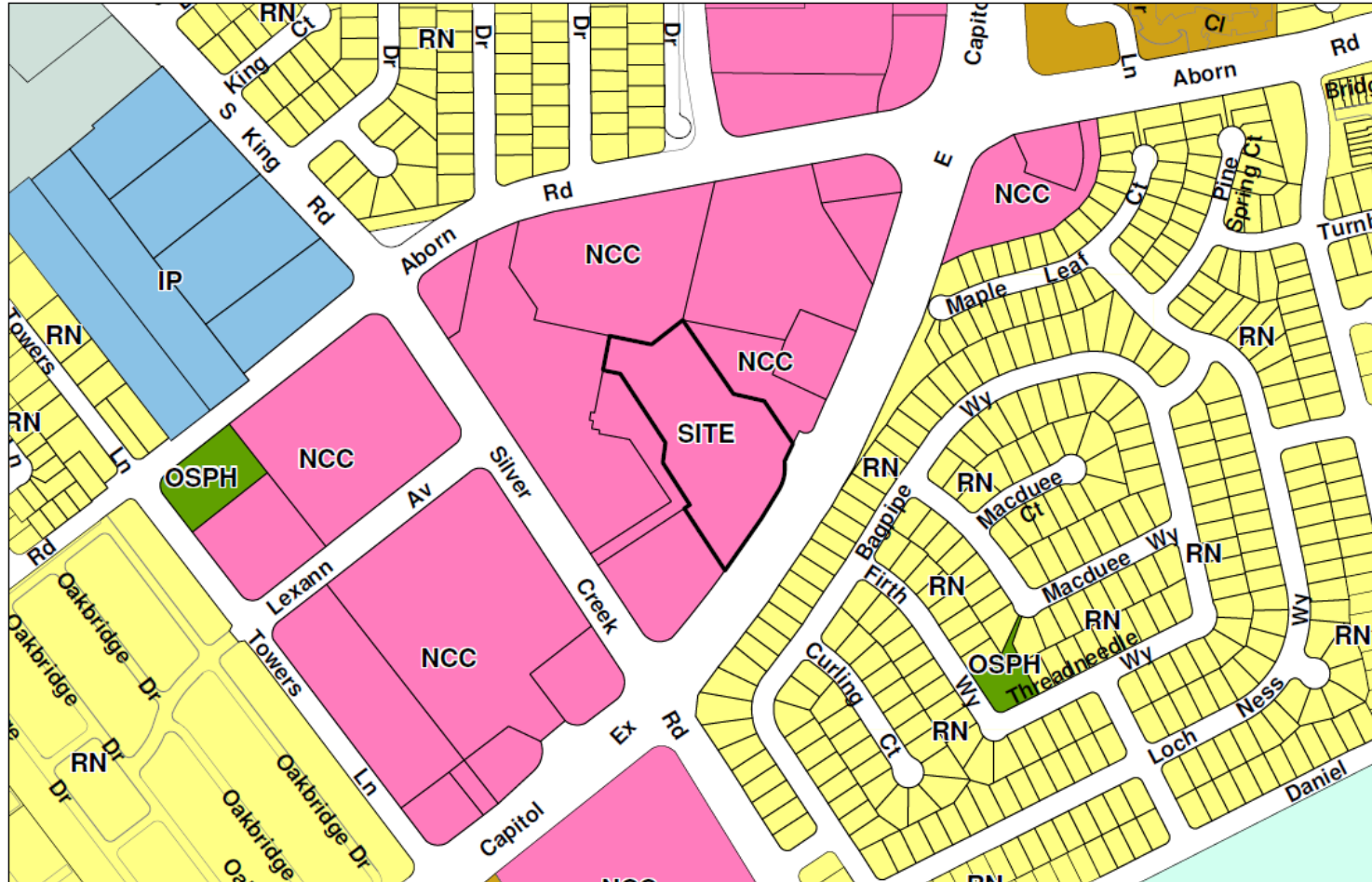
# Item 10.4

PDA79-094 & ABC18-001: Planned Development Permit Amendment and Determination of Public Convenience or Necessity for Real Property Located at 1771 East Capitol Expressway

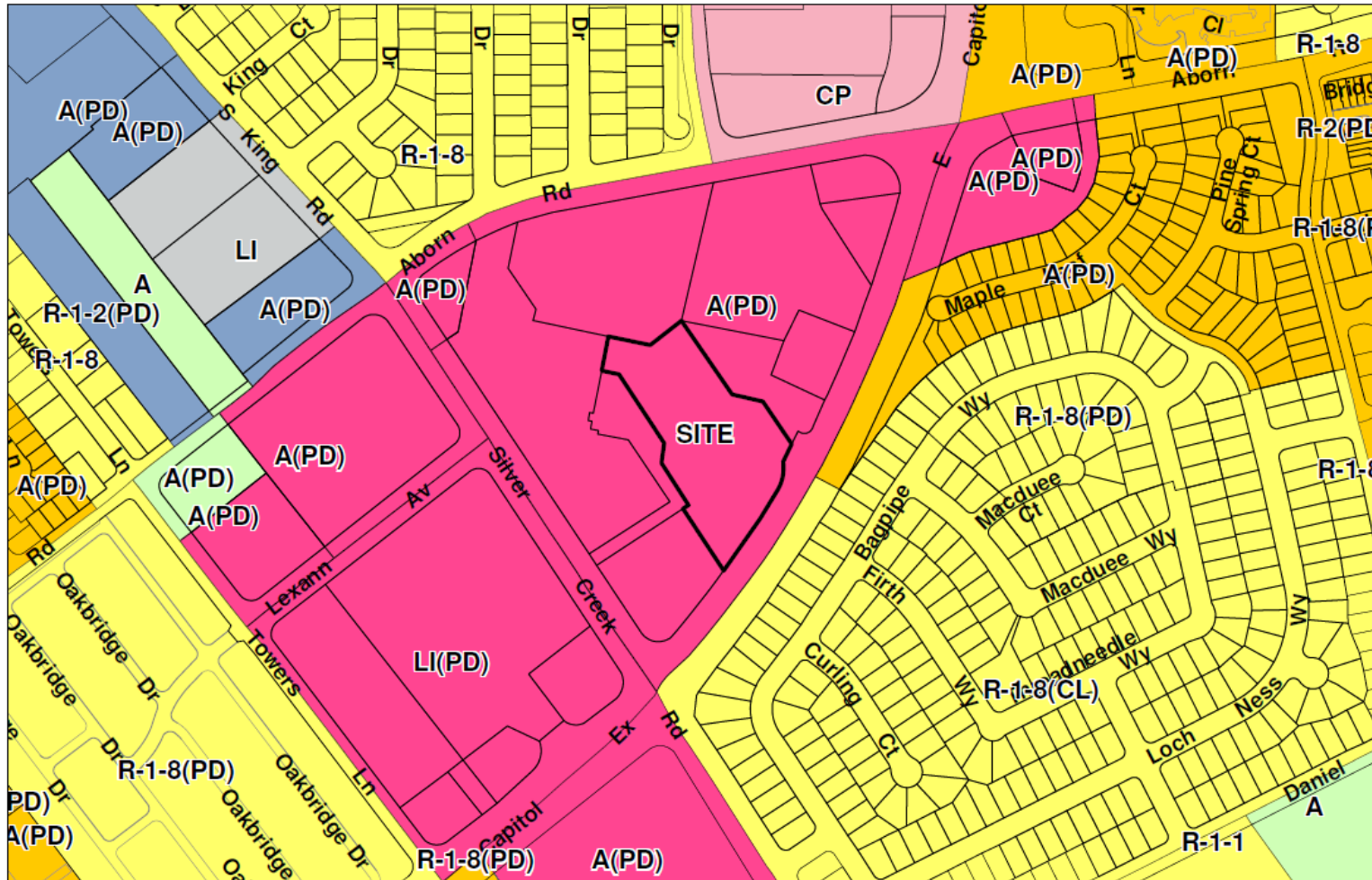
# Project Description

- A Planned Development Permit Amendment (File No. PDA79-094-02) and a Determination of Public Convenience or Necessity (File No. ABC18-001) to allow the off-sale of alcohol (beer and wine) and exterior modifications (outdoor seating) at an existing 30,130-square foot tenant space for Sprouts Farmers Market (formerly a Safeway) at 1771 East Capitol Expressway.
- **Correction:** The Council Hearing Agenda has the project listed as PDA74-094, however the correct Planning File Number is **PDA79-094-02**, which was included in the public meeting hearing notice

# General Plan

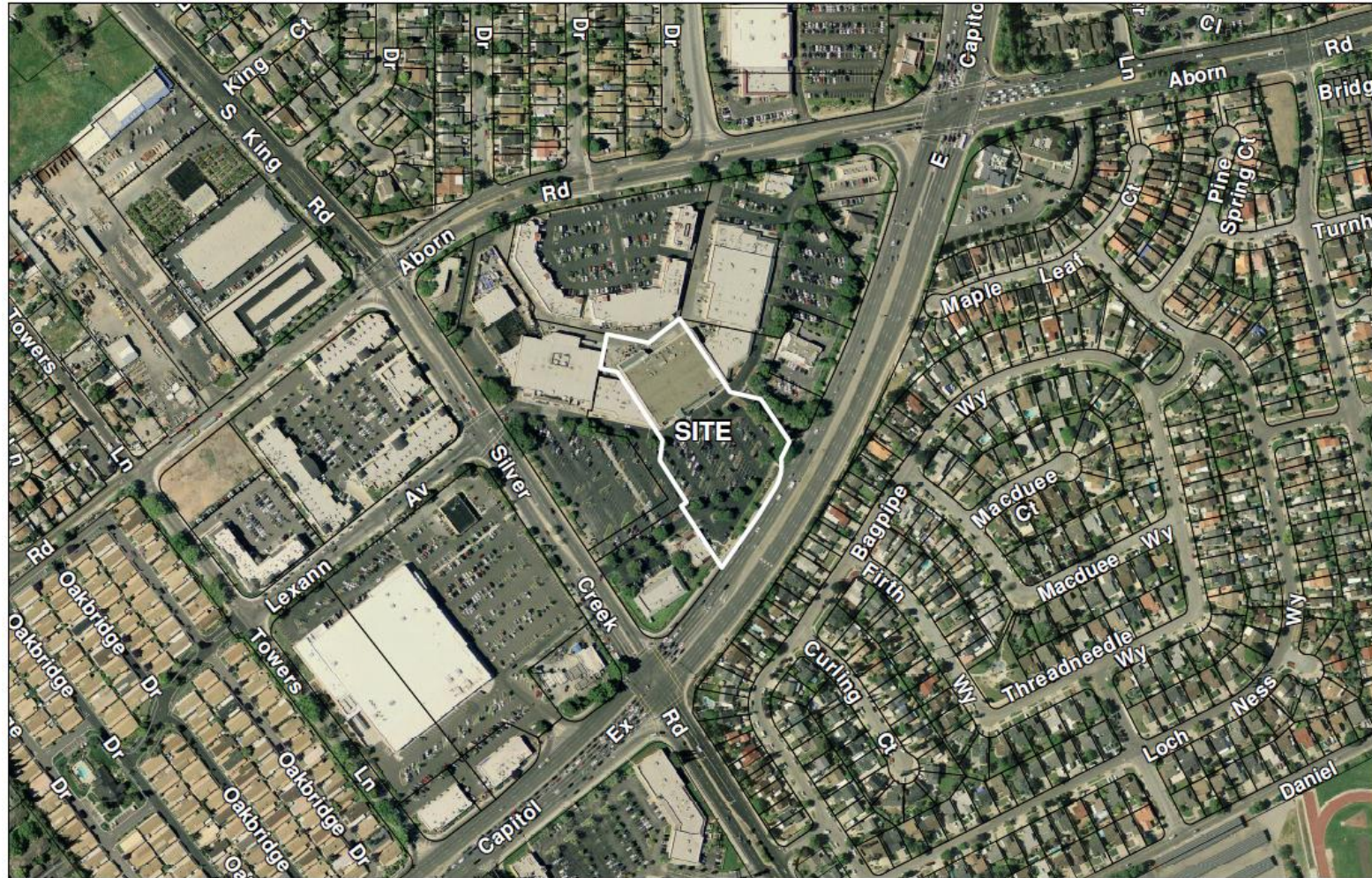


# Existing Zoning





# Aerial



End