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**Item #10(a), City Council Agenda April 29, 2025, concerting Conforming Rezoning; Morrison Avenue**

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**From** Mary Anne Rojas <[REDACTED]>

**Date** Mon 4/21/2025 2:03 PM

**To** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>

**Cc** Norm Matteoni [REDACTED]

 1 attachment (3 MB)

2025.04.21 Ltr to Mahan - City Council.pdf;

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Dear Mayor Mahan, All Council Members and Clerks,

Attached please find Mr. Matteoni's letter to you regarding Item #10(a) of the April 29, 2025, City Council Agenda concerning Conforming Rezoning of Morrison Avenue. Please post to the agenda. If you have any questions, please let me know.

Thanks so much.

**Mary Anne Rojas**



Mary Anne Rojas  
Legal Assistant  
848 The Alameda  
San Jose, California 95126  
T: (408) 293-4300 [REDACTED]  
F: (408) 293-4004

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Norman E. Matteoni

Peggy M. O'Laughlin

Bradley M. Matteoni

Barton G. Hechtman

Gerry Houlihan

April 21, 2025

***Via Regular Mail to:***

Mayor Matt Mahan  
City Council Members  
City Hall  
200 E Santa Clara St.  
San Jose, CA 95113

***Re: Item #10(a), City Council Agenda April 29, 2025,  
concerting Conforming Rezoning; Morrison Avenue***

Dear Mayor and Council

I represent two owners at 176 and 204 North Morrison Avenue. The owners recognize that the City's zoning must be consistent with the General Plan designation. And they know that this is a zoning hearing and not a general plan review.

Nonetheless, placing these properties which are multi-family in a legal non-conforming status is not correct in the long term.

Thus, I ask that you take a pragmatic look at the proposed rezoning for these parcels and the two adjacent parcels to the north. And, in your action on rezoning to conform to the general plan, refer these Morrison Avenue properties to Planning Staff for future consideration of general plan amendment to the adjacent Urban Village.

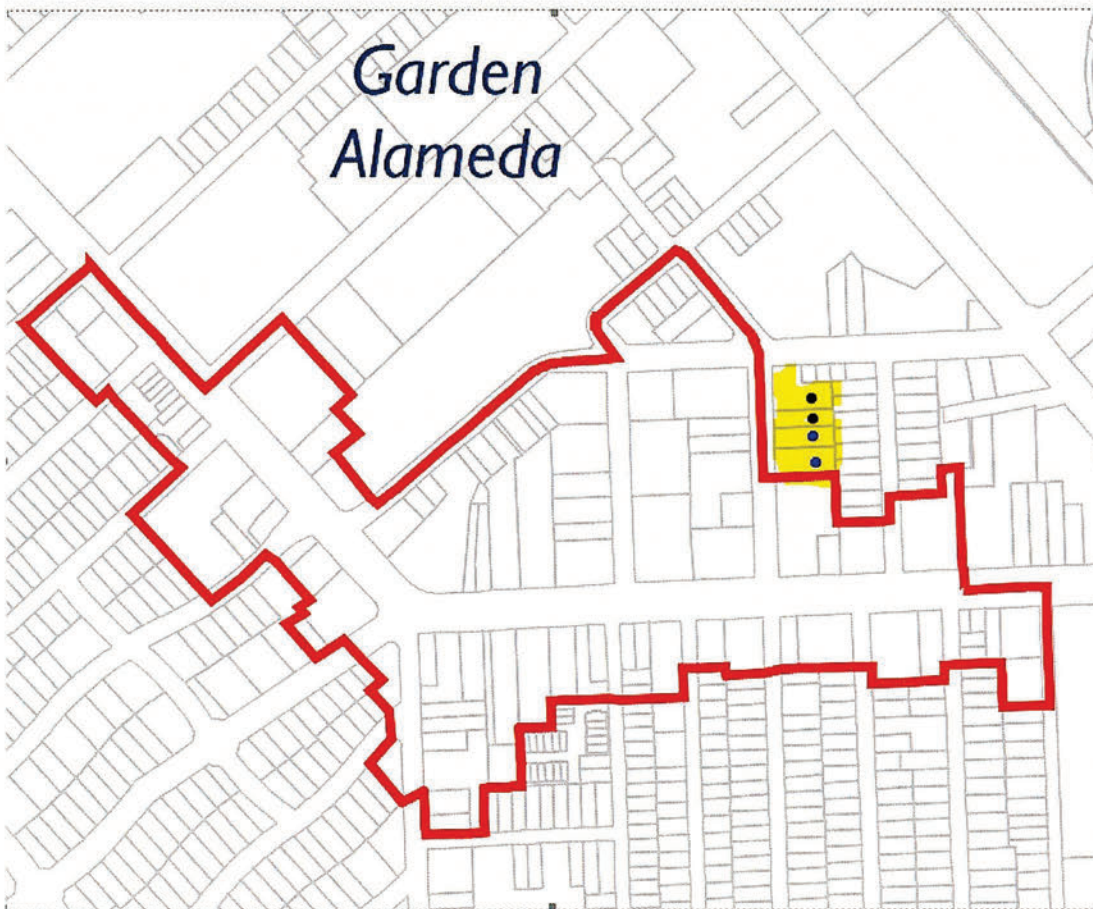


848 The Alameda  
San Jose, CA 95126  
ph. 408.293.4300  
fax. 408.293.4004  
[www.matteoni.com](http://www.matteoni.com)

**Specifics:**

In this case, the General Plan mistakenly put these properties in a single-family residential designation. The owners did not understand that it was taking place.

The entire east side of Morrison Avenue is devoted to multi-residential (group homes); see map below, showing The Alameda Urban Village marked in the red boundary and identifying the parcels in question by the yellow overlay with dots on each parcel.



Mayor Matt Mahan  
& City Council Members

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These parcels are directly adjacent to the Urban Village designation on the west and south. Julian Street is multi-family residential between The Alameda and Stockton Avenue. Further, there is a new multi-residential development being built at the corner of Morrison and Julian.

Even the street to behind these parcels – Rhodes Avenue, has multi-family at 179 and 201 Rhodes.

The Morrison Avenue parcels are not single-family residences; and they should not be rendered legal non-conforming.

**Therefore, I ask the Council to direct Planning to further study these parcels as part of a General Plan review for an appropriate multi-family designation, such as the adjacent Urban Village.**

Very truly yours,

A large black rectangular redaction box covering the signature area.

NORMAN E. MATTEONI

NEM:mar

cc: Alan DiSalvo  
Brianna Brown