

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SAN JOSE REZONING CERTAIN REAL PROPERTY OF APPROXIMATELY 2.71 GROSS ACRES SITUATED ON THE NORTH SIDE OF SIERRA ROAD APPROXIMATELY 190 FEET NORTHEASTERLY OF PIEDMONT ROAD AND WITH APPROXIMATELY 35 FEET OF FRONTAGE ON PIEDMONT ROAD (3315 SIERRA ROAD) (APN: 595-10-067) FROM THE A AGRICULTURE ZONING DISTRICT TO AN R-1-8(PD) PLANNED DEVELOPMENT ZONING DISTRICT

FILE NO. PDC23-008

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, a Mitigated Negative Declaration was prepared in conformance with the California Environmental Quality Act of 1970 (“CEQA”), as amended, for the subject rezoning to R-1-8(PD) Planned Development Zoning District under File No. ER23-079 (the “MND”); and

WHEREAS, the City Council of the City of San José is the decision-making body for the proposed subject rezoning to the R-1-8(PD) Planned Development Zoning District; and

WHEREAS, this Council of the City of San José has considered, approved, and adopted said MND and related Mitigation Monitoring and Reporting Program under separate Council resolution prior to taking any approval actions on this project; and

WHEREAS, the proposed rezoning is consistent with the designation of the site in the applicable General Plan;

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 hereinafter described in this section, hereinafter referred to as "subject property," is hereby rezoned to the R-1-8(PD) Zoning District. The base zoning district of the subject property shall be the R-1-8 Single Family Residence Zoning District. The Planned Development Zoning of the subject property shall be that development plan for the subject property entitled, "Planned Development Zoning 3315 Sierra Road" last revised on November 27, 2024 ("General Development Plan").

Said General Development Plan is on file in the office of the Director of Planning, Building, and Code Enforcement and is available for inspection by anyone interested therein, and said General Development Plan is by this reference adopted and incorporated herein the same as if it were fully set forth herein.

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 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 PDC23-008 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

NVF:AXY:KMF
04/07/2025

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 _____, 2025 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

TONI J. TABER, MMC
City Clerk

MARCH 25, 2025

JOB NO. 21-162

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD SEPTEMBER 11, 1984 IN BOOK 533 OF MAPS, PAGE 43 OF SAID SANTA CLARA COUNTY. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWESTERLY CORNER OF SAID PARCEL 2 SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD MAY 17, 1955 IN BOOK 57 OF MAPS, PAGES 26-27;

THENCE HEADING EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 2, NORTH 59° 46' 55" EAST, A DISTANCE OF 145.34 FEET;

THENCE, NORTH 44° 50' 44" EAST FOR A DISTANCE OF 57.97 FEET;

THENCE, NORTH 60° 40' 14" EAST FOR A DISTANCE OF 186.00 FEET;

THENCE, SOUTH 84° 29' 41" EAST FOR A DISTANCE OF 58.40 FEET;

THENCE, NORTH 59° 46' 10" EAST FOR A DISTANCE OF 169.00 FEET;

THENCE, SOUTH 29° 13' 00" EAST FOR A DISTANCE OF 222.94 FEET;

THENCE, SOUTH 59° 46' 55" WEST FOR A DISTANCE OF 383.46 FEET TO A BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET;

THENCE SOUTHERLY ALONG LAST MENTIONED CURVE FROM WHICH A RADIUS POINT BEARS SOUTH 30° 13' 05" EAST THROUGH A CENTRAL ANGLE OF 17° 04' 57" AN ARC DISTANCE OF 50.69' TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET;

THENCE SOUTHERLY ALONG LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 17° 04' 57" AN ARC DISTANCE OF 50.69';

THENCE, NORTH 21° 56' 00" WEST FOR A DISTANCE OF 200.00 FEET;

THENCE, SOUTH 59° 46' 55" WEST FOR A DISTANCE OF 150.00 FEET;


THENCE, NORTH 21° 56' 00" WEST, A DISTANCE OF 32.34 FEET TO THE
POINT OF BEGINNING.

CONTAINING 118,067 SQUARE FEET (2.710 ACRES) OF LAND, MORE
OR LESS

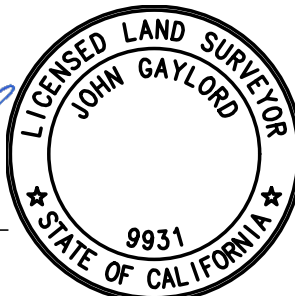
BASIS OF BEARINGS: THE BEARING NORTH 21°56'00" WEST AS FOUND
MONUMENTED ON PIEDMONT ROAD, AS SHOWN ON THAT CERTAIN PARCEL
MAP FILED FOR RECORDED IN BOOK 533 OF MAPS AT PAGE 43, SANTA
CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS
SHOWN.

A PLAT ENTITLED "EXHIBIT B" IS ATTACHED HERETO AND MADE A
PART HEREOF.

THIS DESCRIPTION AND THE ACCOMPANYING PLAT WERE PREPARED
BY ME OR PREPARED UNDER MY DIRECTION.



JOHN GAYLORD
L.S. 9931
CIVIL ENGINEERING ASSOCIATES, INC.



3/25/2025

DATE

SURVEYOR'S STATEMENT

THIS PLAT WAS PREPARED BY
ME OR UNDER MY DIRECTION.

JOHN GAYLORD, PLS

3/25/2025

DATED



LEGEND

- DISTINCTIVE BOUNDARY
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- CENTER LINE
- EXISTING EASEMENT
- TIE LINE
- POB POINT OF BEGINNING

REFERENCES

- [1] PARCEL MAP - 533 M 43
- [2] TRACT 5457 - 334 M 46
- [3] CITY OF SAN JOSE SURVEYOR'S OFFICE FIELD BOOK 1428 PAGES 50 & 52
- [4] TRACT 7702 - 539 M 13-14
- [5] PARCEL MAP - 548 M 5

BASIS OF BEARINGS

THE BEARING NORTH 21°56'00" WEST AS FOUND MONUMENTED ON PIEDMONT ROAD, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORDED IN BOOK 533 OF MAPS AT PAGE 43, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS PLAT.

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION



**Civil
Engineering
Associates**

Civil Engineers • Planners • Surveyors

28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066

BY: CH

DATE: 3/25/2025

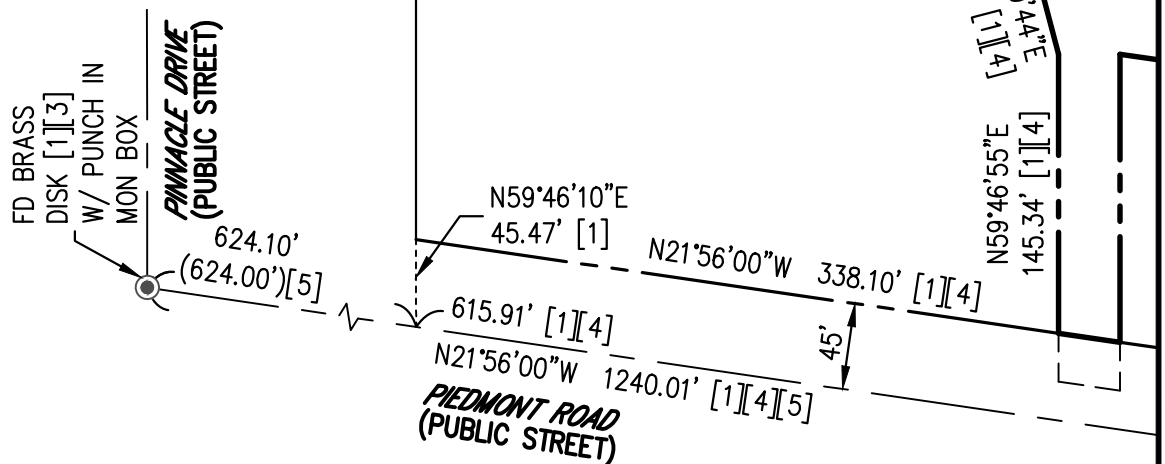
SCALE: 1"=100'

JOB NO. 21-162

1 OF 2

SHT.NO.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N33°46'46"E	48.96'
L2	N39°48'16"W	27.19'
L3	N33°47'38"E	61.41'
L4	N39°47'44"W	59.71'
L5	N88°34'48"E	43.48'
L6	N00°27'37"W	24.17'
L7	N88°34'42"E	53.33'
L8	N00°30'02"W	51.69'



LEGEND

	DISTINCTIVE BOUNDARY
	RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	CENTER LINE
	EXISTING EASEMENT
	TIE LINE
POB	POINT OF BEGINNING

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION



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2 OF 2
SHT.NO.