

City Council Hearing

March 27, 2018



*Planning, Building and
Code Enforcement*

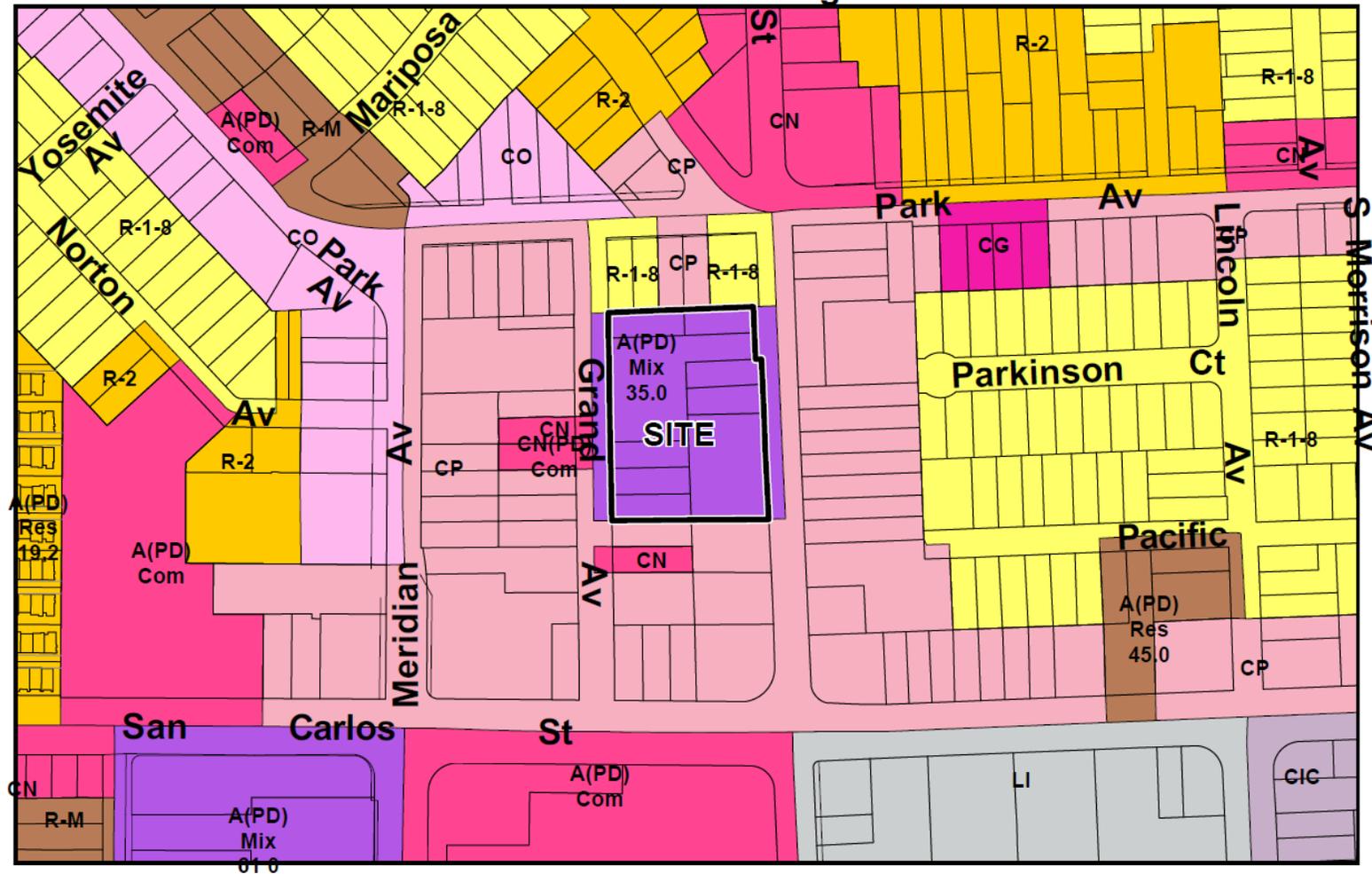
Item 10.2

PDC17-019: Planned Development Zoning at 237-253 Race Street &
216-280 Grand Avenue

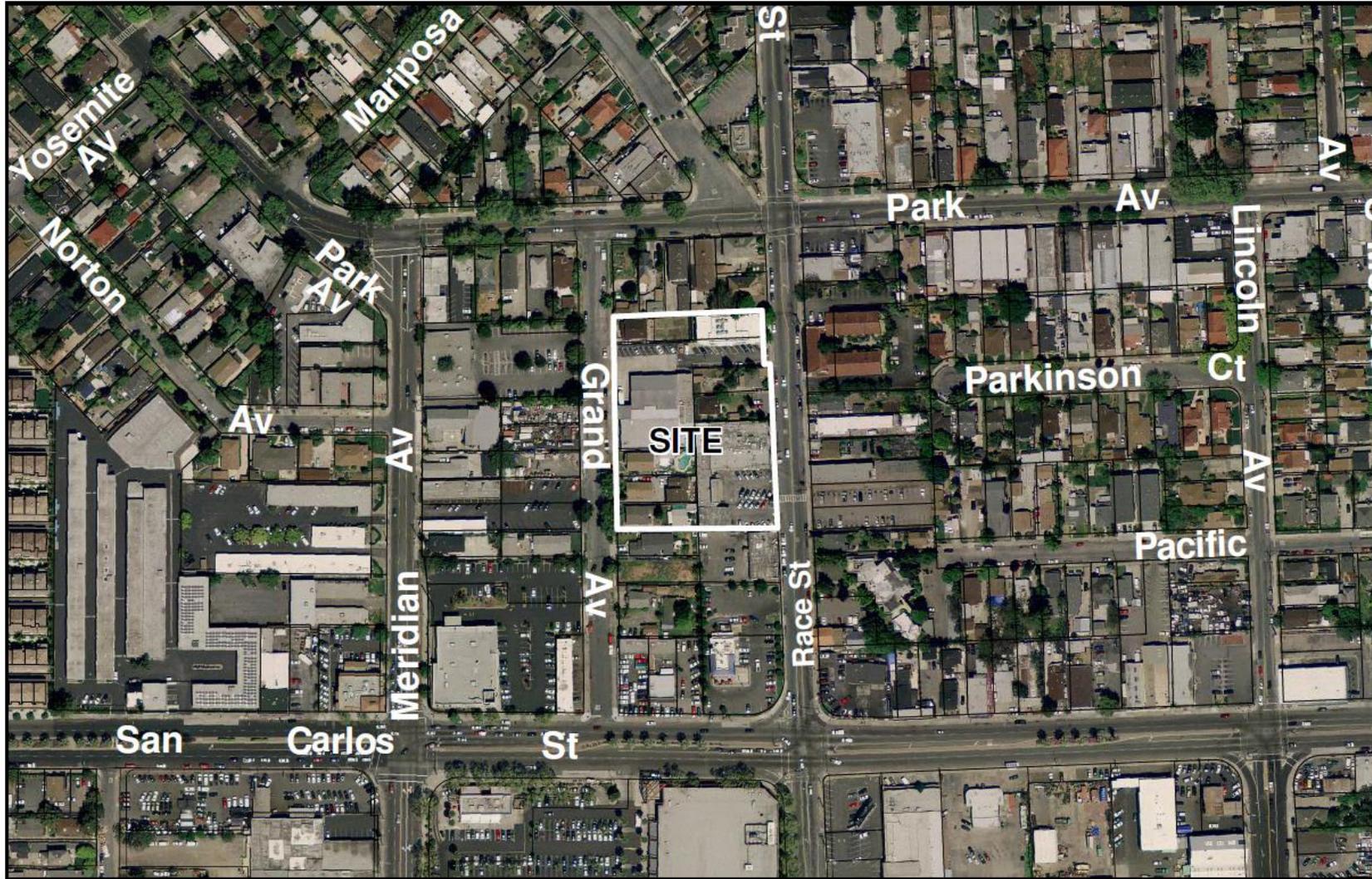
General Plan



Existing Zoning



Aerial



Revised Development Standards

ALLOWED USES:

- Up to 206 residential units
- Up to 8,500 square feet of ground-floor commercial space. Uses shall be consistent with the uses permitted in the required uses noted below

REQUIRED USES:

- A **minimum of 2,000 square feet of commercial space** shall be accommodated on the ground floor of the proposed development along the Race Street frontage. Uses allowed shall be consistent with the CP Commercial Pedestrian and CN Commercial Neighborhood Zoning District, as amended. Active ground-floor uses, such as public or quasi-public community gathering spaces, shall be allowed. The following uses shall be excluded: day care centers, public or private elementary and secondary schools, and church/religious assembly uses.

Commercial Parking

- Ground-floor commercial uses shall be parked at 1 space per 400 square feet unless the proposed commercial use proposes a use that requires a **lower** parking rate pursuant to Chapter 20.90 of the San Jose Municipal Code (Zoning Ordinance)

End