

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SAN JOSE REZONING 182 PROPERTIES FROM THE R-M MULTIPLE RESIDENCE ZONING DISTRICT TO THE UR URBAN RESIDENTIAL ZONING DISTRICT, 73 PROPERTIES FROM THE R-2 TWO-FAMILY RESIDENCE ZONING DISTRICT TO THE UR URBAN RESIDENTIAL ZONING DISTRICT, 30 PROPERTIES FROM THE R-1-8 SINGLE-FAMILY RESIDENCE ZONING DISTRICT TO THE PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, FOUR PROPERTIES FROM THE CO COMMERCIAL OFFICE ZONING DISTRICT TO THE CP COMMERCIAL PEDESTRIAN ZONING DISTRICT, TWO PROPERTIES FROM THE R-M MULTIPLE-RESIDENCE ZONING DISTRICT TO THE PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, ONE PROPERTY FROM THE A AGRICULTURAL ZONING DISTRICT TO THE PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, ONE PROPERTY FROM THE R-1-1 SINGLE-FAMILY RESIDENCE ZONING DISTRICT TO THE PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, ONE PROPERTY FROM THE R-1-5 SINGLE-FAMILY RESIDENCE ZONING DISTRICT TO THE UR URBAN RESIDENTIAL ZONING DISTRICT, ONE PROPERTY FROM THE R-1-8 SINGLE-FAMILY RESIDENCE ZONING DISTRICT TO THE UR URBAN RESIDENTIAL ZONING DISTRICT, ONE PROPERTY FROM THE IP INDUSTRIAL PARK ZONING DISTRICT TO THE HI HEAVY INDUSTRIAL ZONING DISTRICT, ONE PROPERTY FROM THE HI HEAVY INDUSTRIAL ZONING DISTRICT TO THE LI LIGHT INDUSTRIAL ZONING DISTRICT, AND ONE PROPERTY FROM THE CO COMMERCIAL OFFICE ZONING DISTRICT TO THE R-1-8 SINGLE-FAMILY RESIDENCE ZONING DISTRICT, ALL LOCATED ON THOSE CERTAIN REAL PROPERTIES SITUATED WITHIN THE CITY OF SAN JOSE

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, pursuant to Section 15168(c)(2) of the CEQA Guidelines, the City of San José has determined the proposed rezoning is pursuant to, in furtherance of and within

the scope of the previously approved program evaluated in the Final Program Environmental Impact Report for the Envision San José 2040 General Plan (the “FEIR”), for which findings were adopted by City Council through its Resolution No. 76041 on November 1, 2011 and Supplemental Environmental Impact Report (the “SEIR”), through Resolution No. 77617, adopted by City Council on December 15, 2015, and Addenda thereto, and does not involve new significant effects beyond those analyzed in the FEIR and SEIR; and

WHEREAS, the City Council of the City of San José is the decision-making body for the proposed subject rezonings to CP Commercial Pedestrian, HI Heavy Industrial, LI Light Industrial, PQP Public/Quasi-Public, R-1-8 Single-Family Residence, and UR Urban Residential zoning districts; and

WHEREAS, this Council of the City of San José has considered and approves the information contained in the FEIR and related City Council Resolution No. 76041, and in the SEIR and related City Council Resolution No. 77617, and Addenda thereto, and the determination of consistency therewith prior to acting upon or approving the subject rezoning; and

WHEREAS, the proposed rezonings are consistent with the designations of the sites in the applicable General Plan; and

WHEREAS, pursuant to Senate Bill 330, this rezoning is being paired with File No. PP24-010, which would result in a downzoning of 1,575 residential units. The proposed rezonings (File Nos. C24-064, C24-065, C24-066, C24-067, C24-068, and C24-070) would result in an upzoning of 25,203 residential units, complying with Senate Bill 330 and Senate Bill 940 requirements;

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 CP Commercial Pedestrian, HI Heavy Industrial, LI Light Industrial, PQP Public/Quasi-Public, R-1-8 Single-Family Residence, and UR Urban Residential zoning districts.

The subject properties referred to in this section are all those real properties 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 Nos. C24-064, C24-065, C24-066, C24-067, C24-068, and C24-070 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. 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 _____, 2024 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

TONI J. TABER, MMC
City Clerk

EXHIBIT “A”

**EXISTING GENERAL PLAN DESIGNATION AND EXISTING AND PROPOSED
ZONING DISTRICT PARCEL LIST**

File Nos. C24-064, C24-065, C24-066, C24-067, C24-068, and C24-070: The following parcels specified by Assessor’s Parcel Number (APN) are hereby rezoned from the zoning district specified below as “Existing Zoning” to the zoning district specified below as “Conforming Rezoning:”

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
1	30713002	PQP	R-1-8	PQP	164
2	30713003	PQP	R-1-8	PQP	1862
3	30704066	UR	R-M	UR	0
4	30704067	UR	R-M	UR	0
5	30704068	UR	R-M	UR	0
6	30704069	UR	R-M	UR	0
7	30704010	UR	R-M	UR	0
8	30704001	UR	R-M	UR	0
9	30704002	UR	R-M	UR	0
10	30704003	UR	R-M	UR	0
11	30704004	UR	R-M	UR	0
12	30704005	UR	R-M	UR	0
13	30704006	UR	R-M	UR	0
14	30704007	UR	R-M	UR	0
15	30704008	UR	R-M	UR	0
16	30704009	UR	R-M	UR	0
17	40301109	UR	R-M	UR	0
18	40359012	PQP	R-1-8	PQP	828
19	40301110	UR	R-M	UR	0
20	40302046	PQP	R-1-8	PQP	338
21	40302014	PQP	R-1-8	PQP	462
22	30745058	UR	R-2	UR	7
23	30745057	UR	R-2	UR	9
24	30706009	UR	R-M	UR	0
25	30706010	UR	R-M	UR	0
26	30706011	UR	R-M	UR	0
27	30706012	UR	R-M	UR	0

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
28	30706013	UR	R-M	UR	0
29	30706014	UR	R-M	UR	0
30	30706015	UR	R-M	UR	0
31	30706016	UR	R-M	UR	0
32	30719024	PQP	R-1-8	PQP	824
33	30720013	UR	R-M	UR	0
34	30720014	UR	R-M	UR	0
35	30720015	UR	R-M	UR	0
36	30720016	UR	R-M	UR	0
37	30720017	UR	R-M	UR	0
38	30719001	UR	R-M	UR	0
39	30719002	UR	R-M	UR	0
40	30719003	UR	R-M	UR	0
41	30719004	UR	R-M	UR	0
42	30719005	UR	R-M	UR	0
43	30719006	UR	R-M	UR	0
44	30719007	UR	R-M	UR	0
45	30719008	UR	R-M	UR	0
46	30720018	UR	R-M	UR	0
47	30720019	UR	R-M	UR	0
48	30720020	UR	R-M	UR	0
49	30746025	UR	R-2	UR	25
50	30746026	UR	R-2	UR	15
51	30746021	UR	R-2	UR	17
52	30746022	UR	R-2	UR	14
53	30746023	UR	R-2	UR	14
54	30746024	UR	R-2	UR	14
55	30706001	UR	R-M	UR	0
56	30706002	UR	R-M	UR	0
57	30706003	UR	R-M	UR	0
58	30706004	UR	R-M	UR	0
59	30706005	UR	R-M	UR	0
60	30706006	UR	R-M	UR	0
61	30706007	UR	R-M	UR	0
62	30706008	UR	R-M	UR	0

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
63	30746015	UR	R-M	UR	0
64	30746016	UR	R-M	UR	0
65	30746017	UR	R-M	UR	0
66	30746018	UR	R-M	UR	0
67	30746019	UR	R-M	UR	0
68	30744061	UR	R-2	UR	16
69	30744062	UR	R-2	UR	17
70	30744063	UR	R-M	UR	0
71	30726037	UR	R-M	UR	0
72	30726038	UR	R-M	UR	0
73	30726039	UR	R-M	UR	0
74	30726040	UR	R-M	UR	0
75	30743059	UR	R-2	UR	14
76	30743060	UR	R-2	UR	14
77	30743061	UR	R-2	UR	14
78	30743062	UR	R-2	UR	16
79	30726041	UR	R-M	UR	0
80	30726042	UR	R-M	UR	0
81	30726043	UR	R-M	UR	0
82	30726044	UR	R-M	UR	0
83	30726045	UR	R-M	UR	0
84	30726046	UR	R-M	UR	0
85	30726047	UR	R-M	UR	0
86	30726048	UR	R-M	UR	0
87	30726049	UR	R-M	UR	0
88	30745020	UR	R-2	UR	14
89	30745021	UR	R-2	UR	14
90	30745022	UR	R-2	UR	14
91	30745023	UR	R-2	UR	14
92	30745024	UR	R-2	UR	14
93	30745025	UR	R-2	UR	14
94	30745012	UR	R-2	UR	15
95	30745013	UR	R-M	UR	0
96	30745014	UR	R-M	UR	0
97	30745015	UR	R-M	UR	0

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
98	30745016	UR	R-M	UR	0
99	30745017	UR	R-M	UR	0
100	30745018	UR	R-M	UR	0
101	30725059	UR	R-M	UR	0
102	30725060	UR	R-M	UR	0
103	30725061	UR	R-M	UR	0
104	30744017	UR	R-M	UR	0
105	30744018	UR	R-M	UR	0
106	30744019	UR	R-M	UR	0
107	30744020	UR	R-1-8	UR	14
108	30743063	UR	R-M	UR	0
109	30743064	UR	R-M	UR	0
110	30743065	UR	R-M	UR	0
111	30746020	UR	R-M	UR	0
112	30706017	UR	R-M	UR	0
113	37306002	PQP	R-1-8	PQP	108
114	37306003	PQP	R-1-8	PQP	36
115	37306038	PQP	R-1-8	PQP	134
116	37308002	PQP	R-1-8	PQP	83
117	37721007	PQP	R-1-8	PQP	925
118	37721001	PQP	R-1-8	PQP	1080
119	37703012	PQP	R-1-8	PQP	862
120	37315014	PQP	R-1-8	PQP	863
121	29916016	UR	R-M	UR	0
122	29916018	UR	R-M	UR	0
123	29917036	UR	R-M	UR	0
124	29918110	UR	R-2	UR	21
125	29918111	UR	R-2	UR	18
126	29918112	UR	R-2	UR	18
127	29918113	UR	R-2	UR	21
128	29918114	UR	R-2	UR	21
129	29918115	UR	R-2	UR	18
130	29918116	UR	R-2	UR	14
131	29918117	UR	R-2	UR	14
132	29918118	UR	R-2	UR	15

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
133	38118001	PQP	R-1-8	PQP	2425
134	38119002	PQP	R-1-8	PQP	909
135	38119006	PQP	R-1-8	PQP	135
136	38119016	PQP	R-1-8	PQP	53
137	29917037	UR	R-M	UR	0
138	29917038	UR	R-M	UR	0
139	29917039	UR	R-M	UR	0
140	29917040	UR	R-M	UR	0
141	29917041	UR	R-M	UR	0
142	29917042	UR	R-M	UR	0
143	29917043	UR	R-M	UR	0
144	29917044	UR	R-M	UR	0
145	29917016	UR	R-M	UR	0
146	29917017	UR	R-M	UR	0
147	29917018	UR	R-M	UR	0
148	29917021	UR	R-M	UR	0
149	29917026	UR	R-M	UR	0
150	29917027	UR	R-M	UR	0
151	29918108	UR	R-2	UR	18
152	29918109	UR	R-2	UR	18
153	29916011	UR	R-M	UR	0
154	29916012	UR	R-M	UR	0
155	29916015	UR	R-M	UR	0
156	29918148	NCC	CO	CP	108
157	29918131	NCC	CO	CP	24
158	29932066	UR	R-M	UR	0
159	29932068	UR	R-M	UR	0
160	29932069	UR	R-M	UR	0
161	29909042	PQP	R-1-8	PQP	1042
162	29916001	UR	R-M	UR	0
163	29916042	UR	R-M	UR	0
164	29916045	UR	R-M	UR	0
165	29916052	UR	R-M	UR	0
166	29916050	UR	R-M	UR	0
167	29916051	UR	R-M	UR	0

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
168	29917046	UR	R-M	UR	0
169	29918098	UR	R-M	UR	0
170	29918099	UR	R-M	UR	0
171	29918100	UR	R-M	UR	0
172	29918124	UR	R-M	UR	0
173	29918125	UR	R-M	UR	0
174	29917047	UR	R-M	UR	0
175	29917048	UR	R-M	UR	0
176	29917049	UR	R-M	UR	0
177	29917050	UR	R-M	UR	0
178	29917051	UR	R-M	UR	0
179	29917052	UR	R-M	UR	0
180	29917001	UR	R-M	UR	0
181	29917002	UR	R-M	UR	0
182	29917002	UR	R-M	UR	0
183	29917004	UR	R-M	UR	0
184	29917005	UR	R-M	UR	0
185	29917006	UR	R-M	UR	0
186	29917007	UR	R-M	UR	0
187	29917008	UR	R-M	UR	0
188	29932070	UR	R-M	UR	0
189	29932062	UR	R-M	UR	0
190	29932063	UR	R-M	UR	0
191	29932064	UR	R-M	UR	0
192	29932065	UR	R-M	UR	0
193	38151084	RN	CO	R-1-8	2
194	37820003	PQP	A	PQP	3737
195	27911010	PQP	R-1-8	PQP	396
196	29937028	PQP	R-1-8	PQP	783
197	27924013	PQP	R-M	PQP	54
198	27911005	PQP	R-1-8	PQP	794
199	29930004	UR	R-1-5	UR	75
200	27910001	PQP	R-1-8	PQP	273
201	38108031	PQP	R-1-8	PQP	831
202	38101034	PQP	R-1-1	PQP	871

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
203	29911048	UR	R-2	UR	15
204	29911049	UR	R-2	UR	15
205	29911050	UR	R-2	UR	15
206	29911051	UR	R-2	UR	15
207	29911052	UR	R-2	UR	14
208	29911053	UR	R-2	UR	14
209	29911054	UR	R-2	UR	15
210	29911030	UR	R-2	UR	14
211	29911031	UR	R-2	UR	15
212	29911032	UR	R-2	UR	15
213	29911033	UR	R-2	UR	15
214	29911034	UR	R-2	UR	15
215	29911035	UR	R-2	UR	15
216	29911036	UR	R-2	UR	15
217	29911037	UR	R-2	UR	15
218	29911038	UR	R-2	UR	16
219	29911040	UR	R-2	UR	16
220	29911041	UR	R-2	UR	15
221	29911042	UR	R-2	UR	15
222	29911043	UR	R-2	UR	15
223	29911044	UR	R-2	UR	16
224	29911045	UR	R-2	UR	17
225	29911046	UR	R-2	UR	15
226	29911047	UR	R-2	UR	15
227	29911017	UR	R-2	UR	14
228	29911018	UR	R-2	UR	14
229	29911019	UR	R-2	UR	14
230	29911020	UR	R-2	UR	14
231	29911021	UR	R-2	UR	14
232	29911022	UR	R-2	UR	14
233	29911023	UR	R-2	UR	14
234	29911024	UR	R-2	UR	14
235	29911025	UR	R-2	UR	14
236	29911026	UR	R-2	UR	14
237	29918126	UR	R-M	UR	0

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
238	29911055	UR	R-2	UR	15
239	29911056	UR	R-2	UR	15
240	29911057	UR	R-2	UR	15
241	29911058	UR	R-2	UR	17
242	29911078	UR	R-M	UR	0
243	29911078	UR	R-M	UR	0
244	37220020	NCC	CO	CP	47
245	37220025	NCC	CO	CP	131
246	38116141	PQP	R-1-8	PQP	129
247	38113059	PQP	R-1-8	PQP	302
248	38115003	PQP	R-1-8	PQP	848
249	29911027	UR	R-2	UR	14
250	29917053	UR	R-M	UR	0
251	29917054	UR	R-M	UR	0
252	29917055	UR	R-M	UR	0
253	29917056	UR	R-M	UR	0
254	29917057	UR	R-M	UR	0
255	29917058	UR	R-M	UR	0
256	29917059	UR	R-M	UR	0
257	29917060	UR	R-M	UR	0
258	29917061	UR	R-M	UR	0
259	29917062	UR	R-M	UR	0
260	29917063	UR	R-M	UR	0
261	29911028	UR	R-2	UR	14
262	29911029	UR	R-2	UR	14
263	29917064	UR	R-M	UR	0
264	29917065	UR	R-M	UR	0
265	29917066	UR	R-M	UR	0
266	29917067	UR	R-M	UR	0
267	29917031	UR	R-M	UR	0
268	29917032	UR	R-M	UR	0
269	29917033	UR	R-M	UR	0
270	29917034	UR	R-M	UR	0
271	29917035	UR	R-M	UR	0
272	29917009	UR	R-M	UR	0

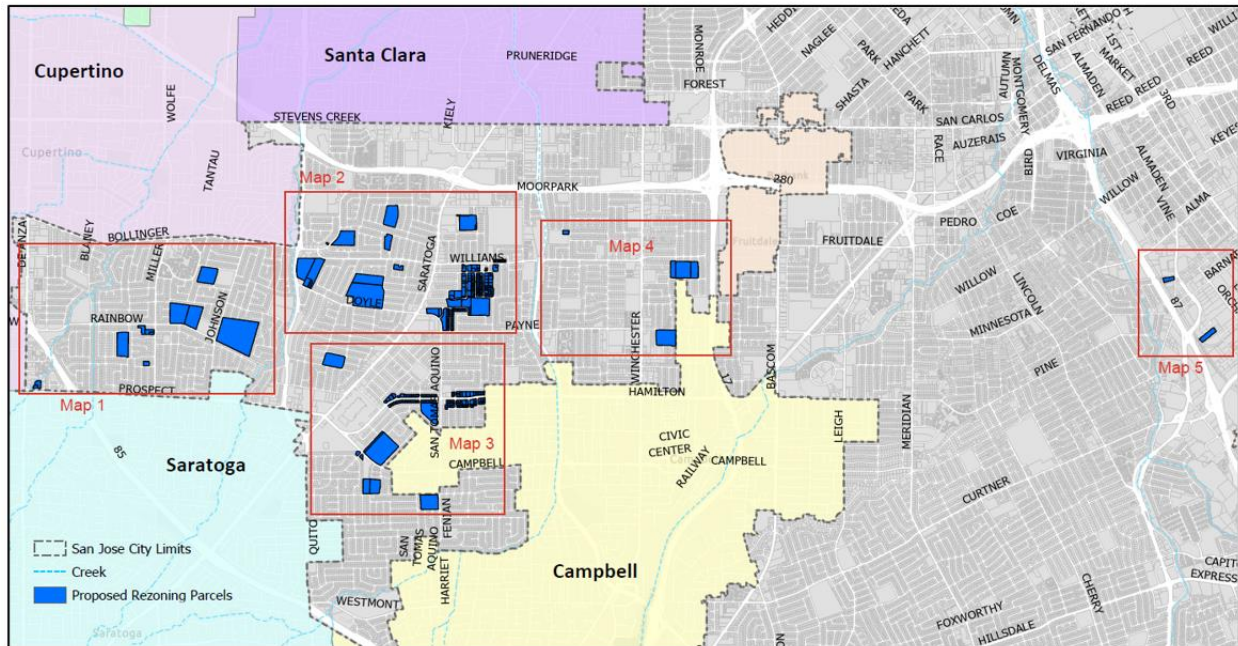
No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
273	29917010	UR	R-M	UR	0
274	29917011	UR	R-M	UR	0
275	29917012	UR	R-M	UR	0
276	29917013	UR	R-M	UR	0
277	29917014	UR	R-M	UR	0
278	29917015	UR	R-M	UR	0
279	29915014	UR	R-M	UR	0
280	29915015	UR	R-M	UR	0
281	38105146	PQP	R-1-8	PQP	798
282	29918003	UR	R-M	UR	0
283	29918004	UR	R-M	UR	0
284	29918007	UR	R-M	UR	0
285	29918008	UR	R-M	UR	0
286	29918009	UR	R-M	UR	0
287	29918010	UR	R-M	UR	0
288	29918011	UR	R-M	UR	0
289	29918012	UR	R-M	UR	0
290	29918096	UR	R-M	UR	0
291	38119025	PQP	R-1-8	PQP	722
292	29937026	PQP	R-M	PQP	2
293	29918121	UR	R-M	UR	0
294	29937005	PQP	R-1-8	PQP	22
295	29952C01	UR	R-M	UR	0
296	29951C01	UR	R-M	UR	0
297	45611040	HI	IP	HI	0
298	43426004	LI	HI	LI	0

EXHIBIT “B”

EXISTING GENERAL PLAN DESIGNATION AND EXISTING AND PROPOSED ZONING DISTRICT MAPS

File Nos. C24-064, C24-065, C24-066, C24-067, C24-068, and C24-070: The Zoning District Map is hereby amended as follows:

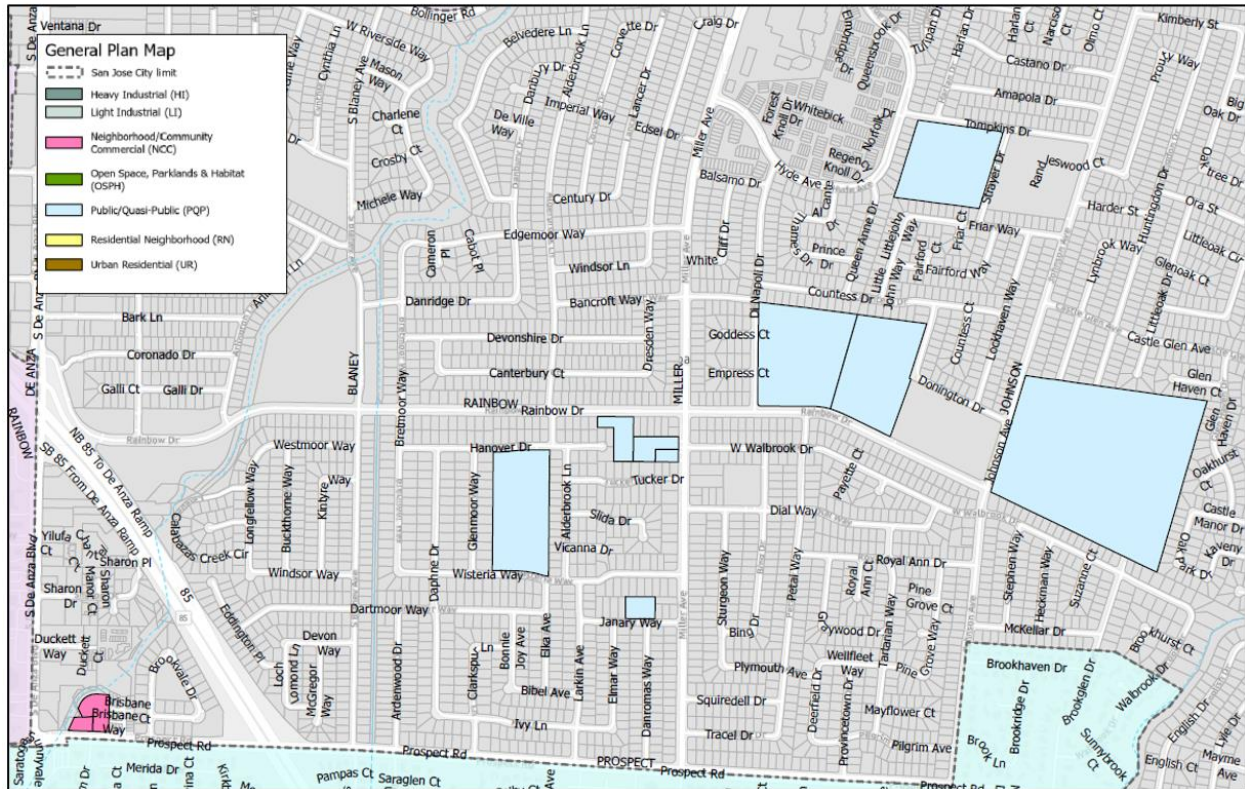
Key Map



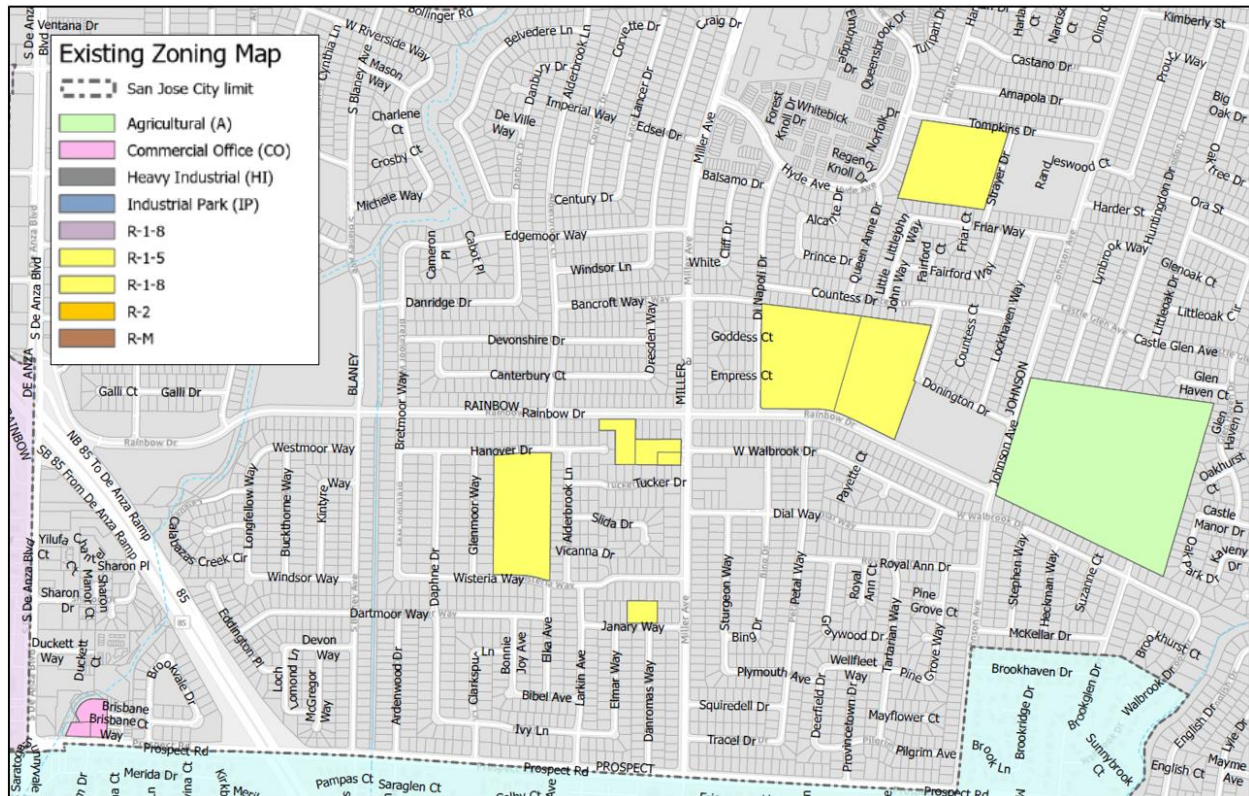
City Council Meeting, December 3, 2024

File Nos. C24-064, C24-065, C24-066, C24-067, C24-070

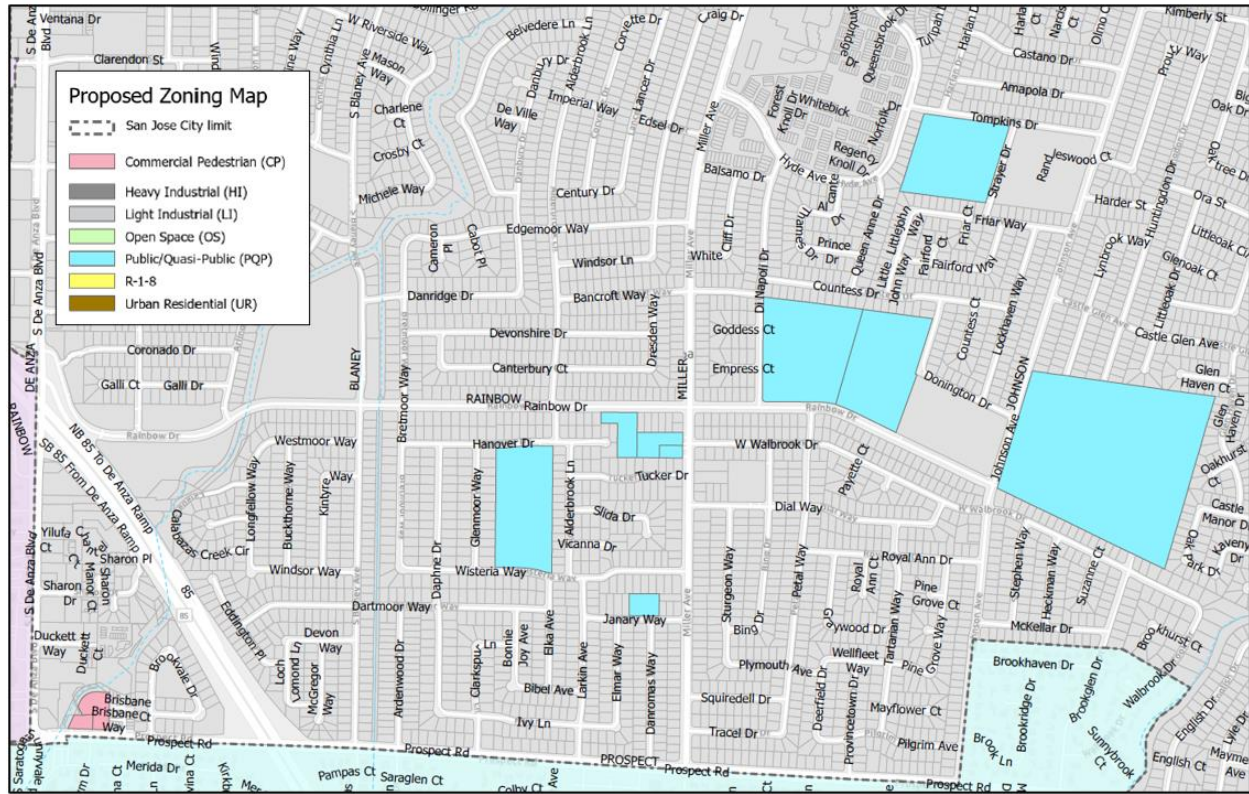
General Plan Land Use Designation (Map 1)



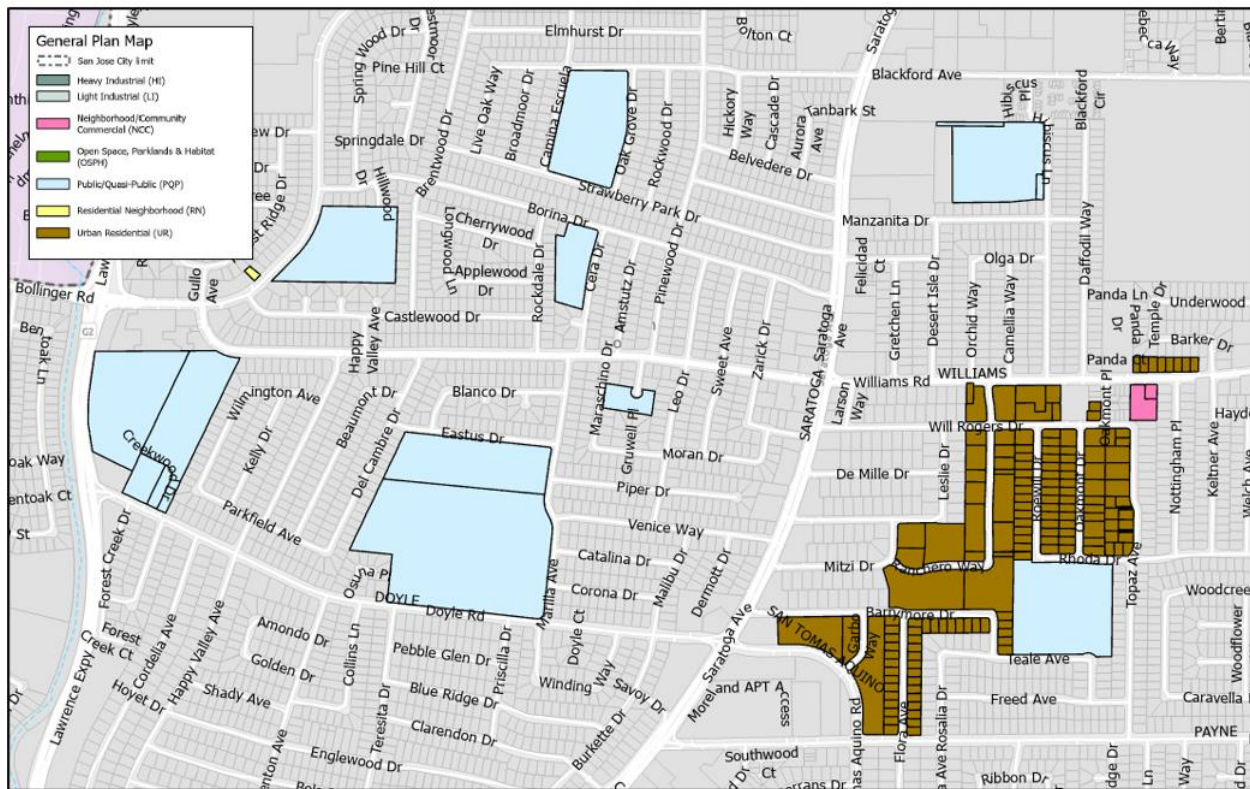
Existing Zoning Designation (Map 1)



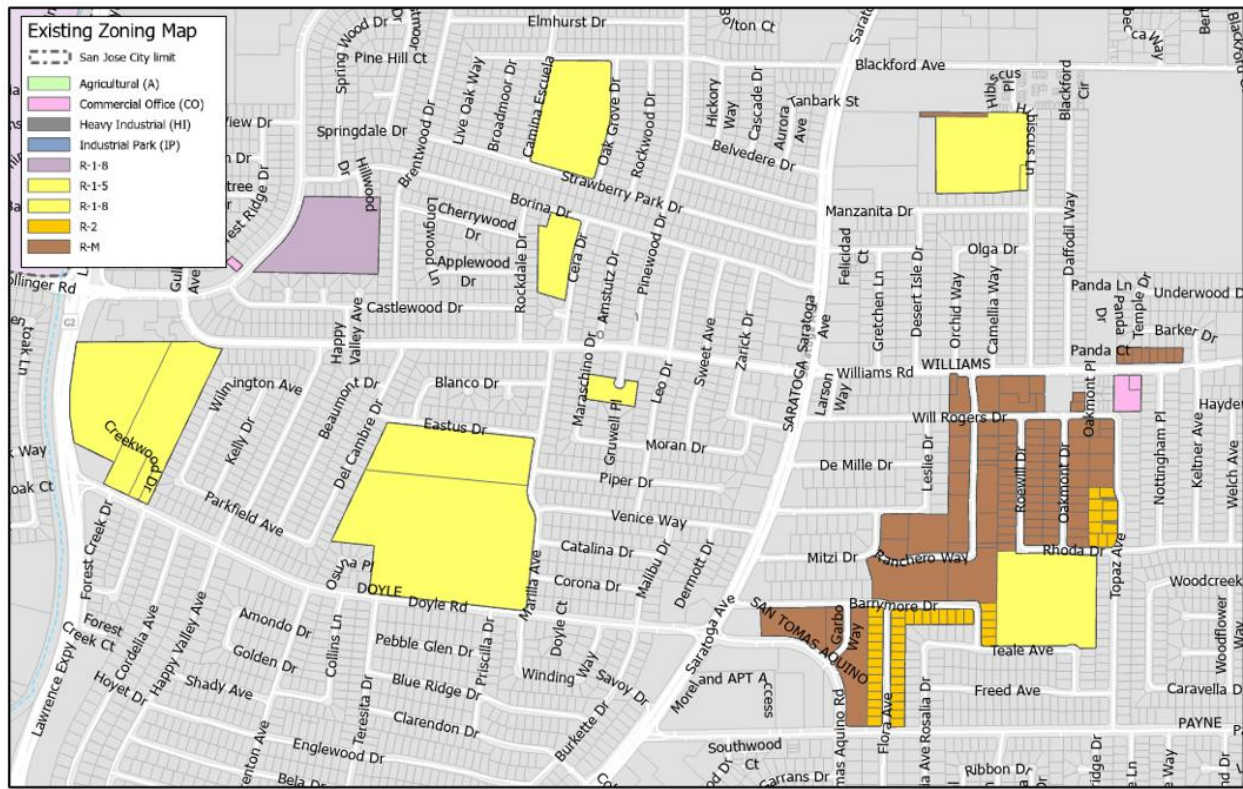
Proposed Zoning Designation (Map 1)



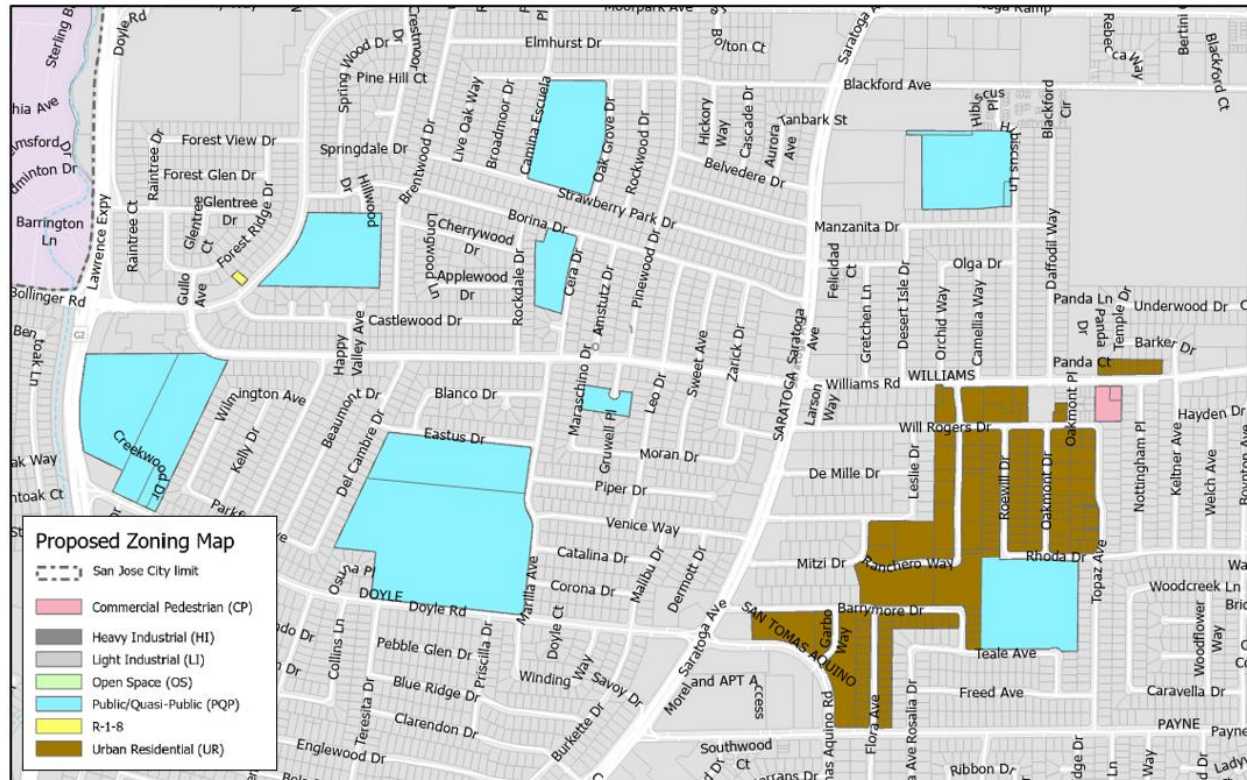
General Plan Land Use Designation (Map 2)



Existing Zoning Designation (Map 2)



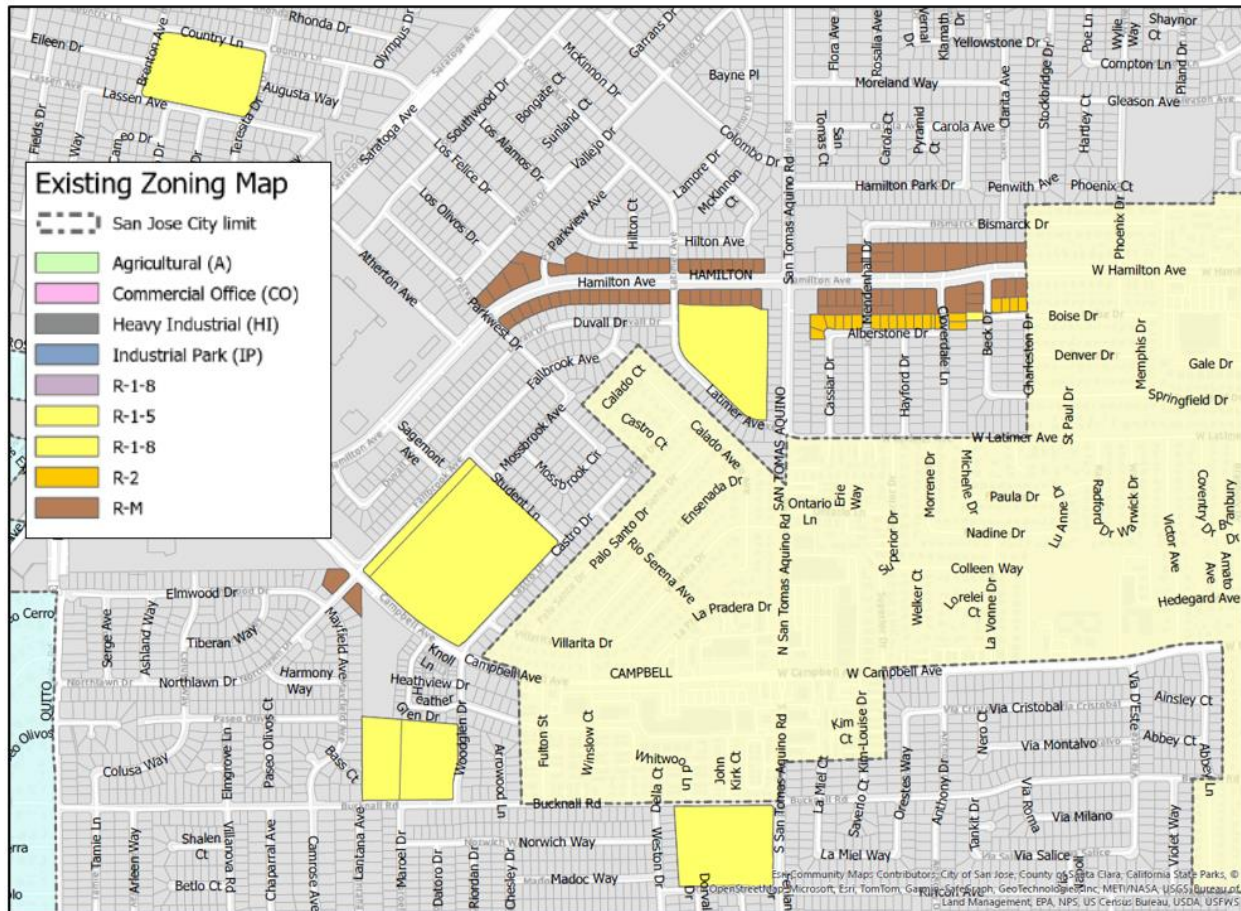
Proposed Zoning Designation (Map 2)



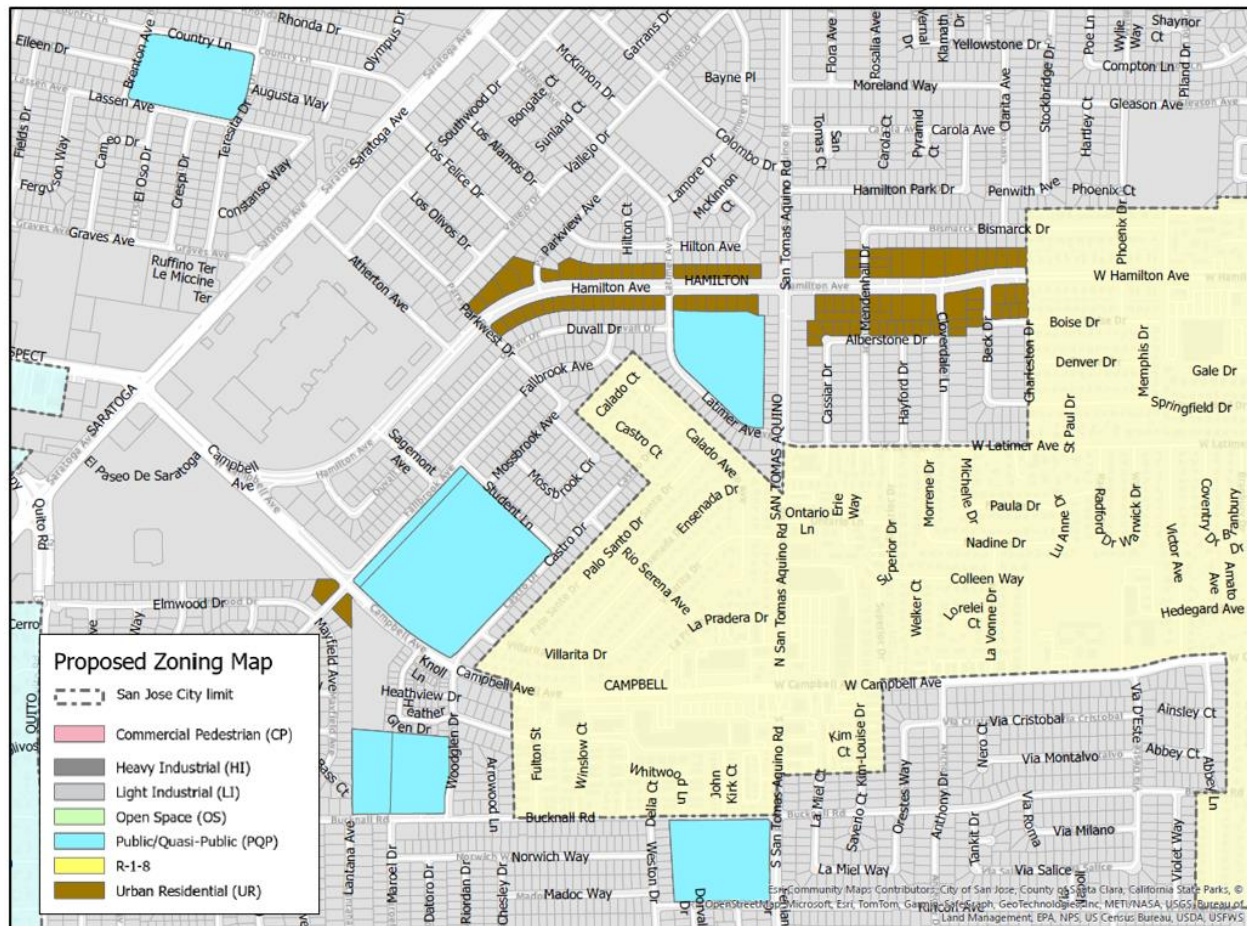
General Plan Map

- San Jose City limit
- Heavy Industrial (HI)
- Light Industrial (LI)
- Neighborhood/Community Commercial (NCC)
- Open Space, Parklands & Habitat (OSPH)
- Public/Quasi-Public (PQP)
- Residential Neighborhood (RN)
- Urban Residential (UR)

Existing Zoning Designation (Map 3)



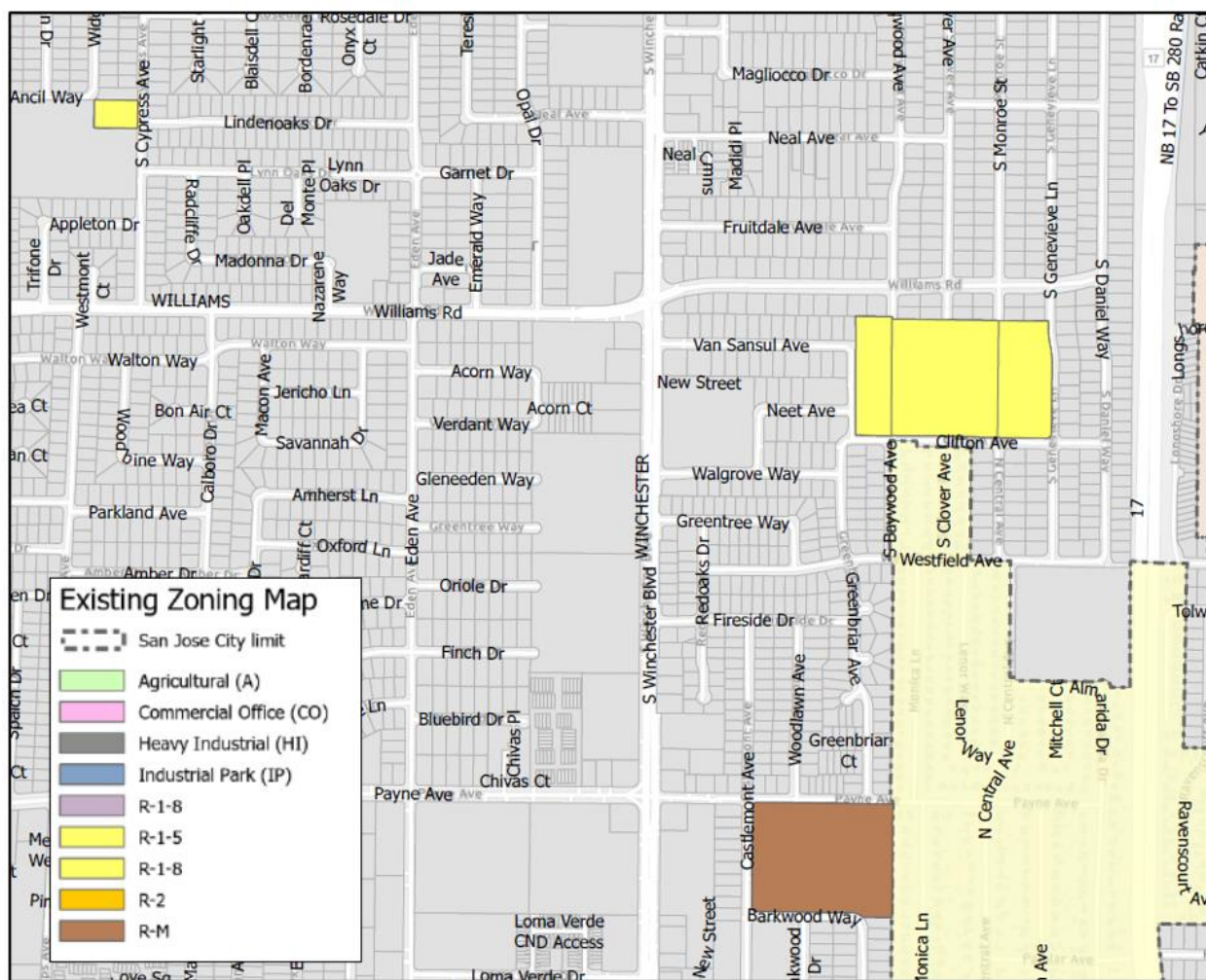
Proposed Zoning Designation (Map 3)



General Plan Map

- San Jose City Limit
- Heavy Industrial (HI)
- Light Industrial (LI)
- Neighborhood/Community Commercial (NCC)
- Open Space, Parklands & Habitat (OSPH)
- Public/Quasi-Public (PQP)
- Residential Neighborhood (RN)
- Urban Residential (UR)

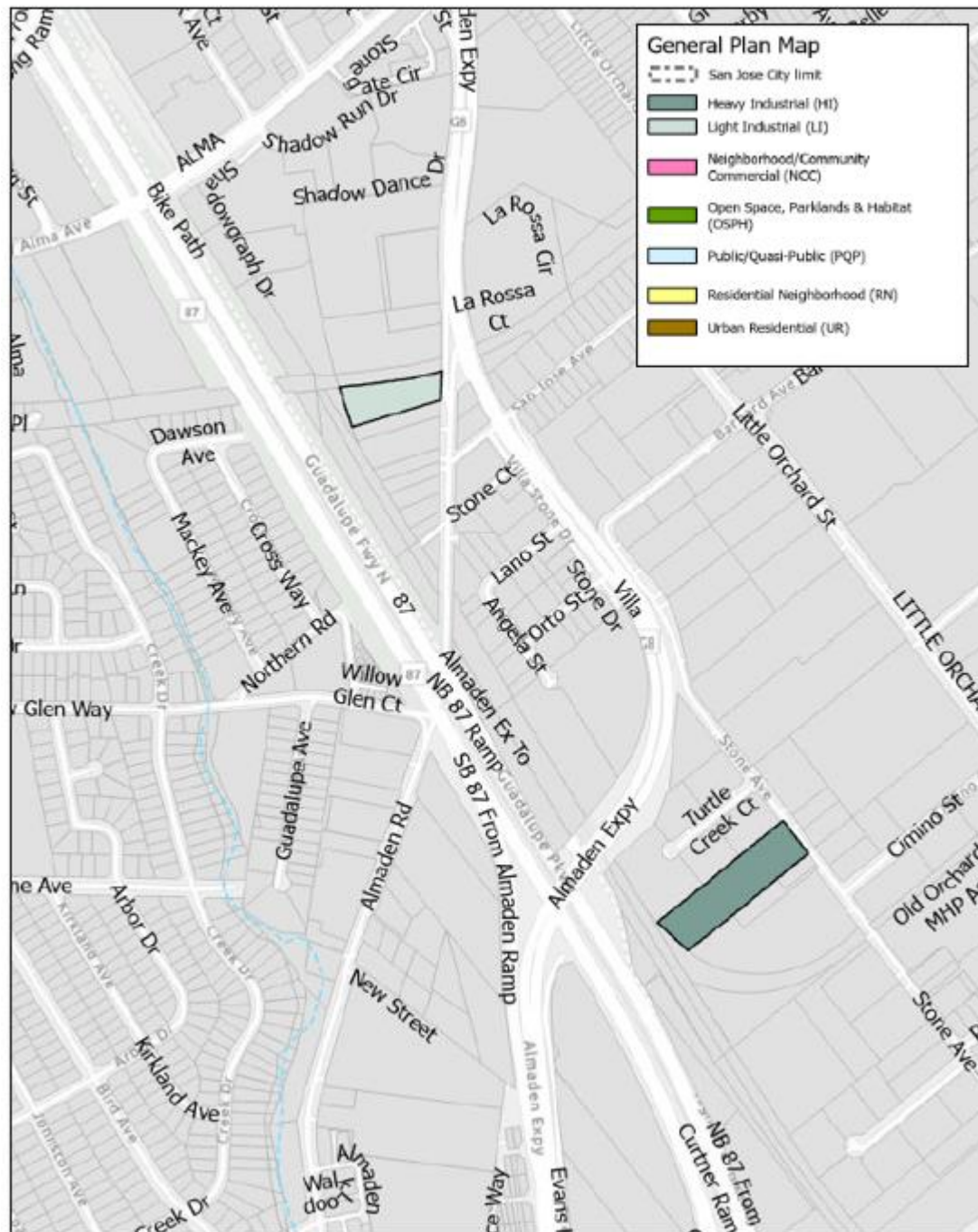
Existing Zoning Designation (Map 4)



Proposed Zoning Map

- San Jose City limit
- Commercial Pedestrian (CP)
- Heavy Industrial (HI)
- Light Industrial (LI)
- Open Space (OS)
- Public/Quasi-Public (PQP)
- R-1-8
- Urban Residential (UR)

General Plan Land Use Designation (Map 5)



B-14

Existing Zoning Designation (Map 5)



Proposed Zoning Designation (Map 5)



B-16

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Council Agenda: 12-17-2024

Item No.: 10.1(a)

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