



CITY COUNCIL STAFF REPORT

File Nos.	C22-025, C22-026, C22-027, C22-028
Location	298 parcels in various locations in Council District 1.
Existing Zoning	Commercial Pedestrian (CP), Commercial Office (CO), R-M, R-1-8, R-2, R-1-2, R-1-5
Proposed Zoning	Mixed Use Neighborhood (MUN), Public/Quasi-Public (PQP), R-1-8, Urban Residential (UR).
CEQA:	Determination of Consistency with the Envision San José 2040 General Plan EIR (Resolution No. 76041) and the Envision San José General Plan Supplemental EIR (Resolution No. 77617), and Addenda thereto.

RECOMMENDATION:

Approve an ordinance rezoning 113 properties from R-M to Mixed Use Neighborhood (MUN), 102 properties from R-M to Urban Residential (UR), 59 properties from R-2 to Mixed Use Neighborhood (MUN), 13 properties from R-1-8 to Public/Quasi-Public (PQP), two properties from R-1-8 to Mixed Use Neighborhood (MUN), two properties from R-M to Public/Quasi-Public (PQP), two properties from Commercial Pedestrian (CP) to R-1-8, two properties from Commercial Office (CO) to Public/Quasi-Public (PQP), one property from Commercial Pedestrian (CP) to Public/Quasi-Public (PQP), one property from R-1-5 to Public/Quasi-Public (PQP), one property from R-2 to Public/Quasi-Public (PQP), located in various locations in Council District 1.

PROJECT DATA

GENERAL PLAN CONSISTENCY	
General Plan Designation	Mixed Use Neighborhood (MUN), Public/Quasi-Public (PQP), Residential Neighborhood (RN), Urban Residential (UR) <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Consistent Policies	Implementation Policies IP-1.7, IP-8.2, IP-8.3

City-initiated Conforming Rezoning to rezone a total of 298 properties. The 298 properties would be rezoned as follows: 113 properties from R-M to Mixed Use Neighborhood (MUN), 102 properties from R-M to Urban Residential (UR), 59 properties from R-2 to Mixed Use Neighborhood (MUN), 13 properties from R-1-8 to Public/Quasi-Public (PQP), two properties from R-1-8 to Mixed Use Neighborhood (MUN), two properties from R-M to Public/Quasi-Public (PQP), two properties from Commercial Pedestrian (CP) to R-1-8, two properties from Commercial Office (CO) to Public/Quasi-Public (PQP), one property from Commercial Pedestrian (CP) to Public/Quasi-Public (PQP), one property from R-1-5 to Public/Quasi-Public (PQP), one property from R-2 to Public/Quasi-Public (PQP), located in various locations in Council District 1. The specific locations of the parcels to be rezoned are specified in the proposed rezoning ordinance attached hereto and incorporated herein by reference as Attachment 1.

Background

Government Code section 65860 (amended in 2018 by Senate Bill 1333) requires charter cities such as San José to make zoning consistent with the General Plan land use designation. To comply with State law and streamline the development review process for projects consistent with the General Plan, staff has been working on a multiyear effort to bring the zoning district map into conformance with the Envision San José 2040 General Plan land use designation for properties in the City. The first phase of this work (Phase 1(a)) was approved by City Council in June 2019, to begin the process to align the zoning with the General Plan designation, including changes to permitting requirements in the Zoning Ordinance across all zoning districts. Phase 1(b) was approved by City Council in June 2021 and created six new urban village and mixed-use zoning districts to support areas that are planned for mixed-use development and high-density residential or commercial uses. Phase II entails City-initiated rezoning of properties citywide where the properties' zoning is inconsistent with its General Plan land use designation.

Rezoning properties to make zoning consistent with the General Plan represents the final phase of work to bring the Zoning District Map into conformance with the General Plan. At this time, staff is proposing the rezoning of 298 properties to make consistent their designated zoning with their General Plan land use designation. The proposed 298 properties are located throughout Council District 1, as indicated on the attached draft Ordinance, and shown on the maps. (Attachment 1)

ANALYSIS

The proposed project was analyzed for conformance with the following:

- 1) Envision San José 2040 General Plan
- 2) Zoning Ordinance
- 3) Senate Bill 330
- 4) Senate Bill 1333
- 5) California Environmental Quality Act (CEQA)

Envision San José 2040 General Plan Conformance

The subject sites have an Envision San José 2040 General Plan Land Use/Transportation Diagram land use designations of Mixed-Use Neighborhood (MUN), Public/Quasi-Public (PQP), Residential Neighborhood (RN), Urban Residential (UR). (see Exhibit A to the attached ordinance)

Mixed-Use Neighborhood (MUN): This category is applied to area as intended for development primarily with either townhouse or small lot single-family residences and to existing neighborhoods that were historically developed with a wide variety of housing types, including a mix of residential densities and forms. This designation supports commercial or mixed-use development integrated within the Mixed-Use Neighborhood area. Hospitals and other healthcare facilities may potentially be located within Mixed Use Neighborhood areas provided that any potential land use impacts can be mitigated. This designation may also be appropriate for areas in close proximity to urban amenities (such as transit stations), but that are not within a proposed Urban Village area. Development within this designation should occur through use of standard Zoning Districts which specify the minimum lot size. Development at higher ends of the density range will typically require larger lot sizes (or a combination of existing lots) and must still meet Community Design Policies in the Envision General Plan and applicable design guidelines. The allowable density/intensity for mixed-use development will be determined using an allowable Floor Area Ratio (FAR) (0.25 to 2.0) rather than Dwelling Units per Acre (DU/AC) to better address the urban form and to potentially allow fewer units per acre if in combination with other non-residential uses such as commercial or office.

Public/Quasi-Public (PQP): This category is used to designate public land uses, including schools, colleges, corporation yards, homeless shelters, supportive housing for the homeless, libraries, fire stations, water treatment facilities, convention centers and auditoriums, museums, governmental offices and airports. Joint development projects which include public and private participation - such as a jointly administered public/private research institute or an integrated convention center/hotel/restaurant complex - are allowed. This category is also used to designate lands used by some private entities, including private schools, daycare centers, hospitals, public utilities, and the facilities of any organization involved in the provision of public services such as gas, water, electricity, and telecommunications facilities that are consistent in character with established public land uses. Private community gathering facilities, including those used for religious assembly or other comparable assembly activity, are also appropriate on lands with this designation. The appropriate intensity of development can vary considerably depending on potential impacts on surrounding uses and the particular Public/Quasi-Public use developed on the site.

Residential Neighborhood (RN): This designation is applied broadly throughout the City to encompass most of the established, single-family residential neighborhoods, including both the suburban and traditional residential neighborhood areas which comprise the majority of its developed land. The intent of this designation is to preserve the existing character of these neighborhoods and to strictly limit new development to infill projects which closely conform to the prevailing existing neighborhood character as defined by density, lot size and shape, massing and neighborhood form and pattern. New infill development should improve and/ or enhance existing neighborhood conditions by completing the existing neighborhood pattern and bringing infill properties into general conformance with the quality and character of the surrounding neighborhood. New infill development should be integrated into the existing neighborhood

pattern, continuing and, where applicable, extending or completing the existing street network. The average lot size, orientation, and form of new structures for any new infill development must therefore generally match the typical lot size and building form of any adjacent development, with particular emphasis given to maintaining consistency with other development that fronts onto a public street to be shared by the proposed new project.

Urban Residential (UR): This designation allows for medium density residential development and a fairly broad range of commercial uses, including retail, offices, hospitals, and private community gathering facilities, within identified Urban Villages, in other areas within the City that have existing residential development built at this density, within Specific Plan areas, or in areas in close proximity to an Urban Village or transit facility where intensification will support those facilities. Any new residential development at this density should be in Growth Areas or, on a very limited basis, as infill development within areas with characteristics similar to the Urban Village areas (generally developed at high-density and in proximity to transit, jobs, amenities and other services). The allowable density for this designation is further defined within the applicable Zoning Ordinance designation and may also be addressed within an Urban Village Plan or other policy document. This designation is also used to identify portions of Urban Village areas where the density of new development should be limited to a medium intensity in order to provide for a gradual transition between surrounding low-density neighborhoods and other areas within the Urban Village suitable for greater intensification. The allowable density/intensity for mixed-use development will be determined using an allowable FAR (1.0 to 4.0) to better address the urban form and potentially allow fewer units per acre if in combination with other uses such as commercial or office. Developments in this designation would typically be three to four stories of residential or commercial uses over parking.

The proposed conforming rezoning is consistent with the following General Plan policies:

1. Implementation Policy IP-1.7: Ensure that proposals to rezone and rezone properties conform to the Land Use/Transportation Diagram, and advance Envision General Plan vision, goals, and policies.
2. Implementation Policy IP-8.2: Use the City's conventional zoning districts, contained in its Zoning Ordinance, to implement the Envision General Plan Land Use/Transportation Diagram. These districts include a range of allowed land uses, development intensities, and standards within major land use categories (residential, commercial and industrial) together with zoning districts for other land uses such as mixed-use and open space. The various ranges of allowed use and development intensity correspond generally to the respective Envision General Plan land use designations, while providing greater detail as to the appropriate land uses and form of development.
3. Implementation Policy IP-8.3 – Zoning: For the review of privately or publicly initiated rezoning applications, consider the appropriateness of the proposed zoning district in terms of how it will further the Envision General Plan goals and policies as follows:
 - a. Align with the Envision General Plan Land Use/Transportation Diagram.
 - b. Retain or expand existing employment capacity.
 - c. Preserve existing retail activity.
 - d. Avoid adverse land use incompatibilities.

- e. Implement the Envision General Plan goals and policies including those for Urban Design.
- f. Support higher density land uses consistent with the City's transition to a more urban environment.
- g. Facilitate the intensification of Villages and other growth areas consistent with the goal of creating walkable, mixed-use communities
- h. Address height limits, setbacks, land use interfaces and other design standards so as to provide for the intensification of land uses adjacent to already developed areas.

Analysis: The conforming General Plan land use designations for the proposed sites include, MUN, PQP, RN, and UR; therefore, staff proposes a Conforming Rezoning of the properties from the R-M to MUN, R-M to UR, R-2 to MUN, R-1-8 to PQP, R-1-8 to MUN, R-M to PQP, CP to R-1-8, CO to PQP, CP to PQP, R-1-5 to PQP, R-2 to PQP, R-15 to UR and R-1-8 to UR. This would correspond to the existing Envision General Plan land use designations for the subject sites. The proposed rezoning would allow future development consistent with the sites' General Plan land use designations.

Zoning Ordinance Conformance

The proposed rezoning conforms with Table 20-270 in Section 20.120.110 of the San José Municipal Code, which identifies the R-M, R-2, R-1-8, CP, CO, and R-1-5 Zoning District as a conforming district to the respective MUN, PQP, RN and UR General Plan land use designations. (see Exhibit A-1 to the attached ordinance)

The proposed rezoning would allow the properties to be used and developed in accordance with the allowable uses in Title 20 of the San José Municipal Code.

Senate Bill 330 Compliance

The Housing Crisis Act of 2019 (SB 330) limits the manner in which local governments may reduce the capacity for residential units that can be built on properties that allow housing, including actions such as down-zoning, changing general or specific plan land use designations to a less intensive use, reductions in height, density or floor area ratio, or other types of increased requirements. An exception to this is that a property may be allowed to reduce intensity of residential uses if changes in land use designations or zoning elsewhere ensure "no net loss" (down-zoning) in residential capacity within the jurisdiction. Additionally, SB 940 authorizes the City of San José to proactively change a zoning to a more intensive use (up-zoning) and to use the added capacity to subsequently change the zoning to a less intensive use.

Approval of File Nos. C22-025, C22-026, C22-027, and C22-028 would not result in a decrease of residential capacity. Among the proposed properties, 116 properties would have a total of 3,221 down-zoned units, 80 properties would have a total of 12,258 up-zoned units and 102 properties would not have any change. Thus, the proposed rezoning would not have any decrease in the units, moreover it would have an increase of a total of 9,037 units, which complies with SB 330 and SB 940 requirements.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to Section 15168(c)(2) of the CEQA Guidelines, the City of San José has determined that the proposed project is pursuant to, in furtherance of, and within the scope of the Envision San José 2040 General Plan program, the impacts of which were analyzed and disclosed in the Final Environmental Impact Report for the Envision San José 2040 General Plan (FEIR), for which findings were adopted by City Council Resolution No. 76041 on November 1, 2011 and Supplemental Environmental Impact Report (SEIR) adopted by City Council Resolution No. 77617 on December 15, 2015, and addenda thereto. The FEIR, SEIR and Addenda were prepared for the comprehensive update and revision of all elements of the City of San José General Plan, including an extension of the planning timeframe to the year 2040.

No new or more significant environmental impacts beyond those identified in the FEIR, SEIR, and Addenda have been identified, nor have any new mitigation measures or alternatives which are considerably different from those analyzed in the FPEIR, SIER and Addenda been identified.

CONCLUSION

The proposed Conforming Rezoning of 298 properties, in which 113 properties from R-M to Mixed Use Neighborhood (MUN), 102 properties from R-M to Urban Residential (UR), 59 properties from R-2 to Mixed Use Neighborhood (MUN), 13 properties from R-1-8 to Public/Quasi-Public (PQP), two properties from R-1-8 to Mixed Use Neighborhood (MUN), two properties from R-M to Public/Quasi-Public (PQP), two properties from Commercial Pedestrian (CP) to R-1-8, two properties from Commercial Office (CO) to Public/Quasi-Public (PQP), one property from Commercial Pedestrian (CP) to Public/Quasi-Public (PQP), one property from R-1-5 to Public/Quasi-Public (PQP); is consistent with General Plan policies IP-1.7, IP-8.2, and IP-8.3. The rezoning also conforms to the General Plan Land Use designation of MUN, UR, PQP and R-1-8, and would streamline proposed projects consistent with the General Plan on the subject properties.

CLIMATE SMART SAN JOSE

The recommendation in this staff report has no effect on Climate Smart San José energy, water, or mobility goals.

PUBLIC HEARING NOTIFICATION

Staff followed Council Policy 6-30: Public Outreach Policy. Planning staff distributed rezoning notices to the property owners and tenants for File Nos. C22-025, C22-026, C22-027 and C22-028 on March 14, 2022, to provide information on the proposed Conforming Rezoning. Staff has been available to answer any questions from property owners and tenants. Staff included their contact information on the notice to answer any questions that property owners and tenants may have. Staff also included the Rezoning and General Plan Alignment website to assist property owners and tenants with the process and where they can view frequently ask questions.

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. The staff report is also posted

HONORABLE MAYOR AND CITY COUNCIL

May 27, 2022

Subject: File Nos. C22-025, C22-026, C22-027, C22-028

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on the City's website. Staff has been available to respond to questions from the public. Staff received one email from a member of the public inquiring about the rezoning.

/s/

Christopher Burton, Director

Planning, Building and Code Enforcement

For questions, please contact Michael Brilliot, Deputy Director, at (408) 535-7831 or michael.brilliot@sanjoseca.gov.

Attachment: Attachment 1-Draft Ordinance

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SAN JOSE REZONING 113 PROPERTIES FROM R-M MULTI-FAMILY RESIDENTIAL TO MUN MIXED USE NEIGHBORHOOD, 102 PROPERTIES FROM R-M MULTI-FAMILY RESIDENTIAL TO UR URBAN RESIDENTIAL, 59 PROPERTIES FROM R-2 RESIDENTIAL TO MUN MIXED USE NEIGHBORHOOD, 13 PROPERTIES FROM R-1-8 SINGLE-FAMILY RESIDENTIAL TO PQP PUBLIC/QUASI-PUBLIC, TWO PROPERTIES FROM R-1-8 SINGLE-FAMILY RESIDENTIAL TO MUN MIXED USE NEIGHBORHOOD, TWO PROPERTIES FROM R-M MULTI-FAMILY RESIDENTIAL TO PQP PUBLIC/QUASI-PUBLIC, TWO PROPERTIES FROM CP COMMERCIAL PEDESTRIAN TO R-1-8 SINGLE-FAMILY RESIDENTIAL, TWO PROPERTIES FROM CO COMMERCIAL OFFICE TO PQP PUBLIC/QUASI-PUBLIC, ONE PROPERTY FROM CP COMMERCIAL PEDESTRIAN TO PQP PUBLIC/QUASI-PUBLIC, ONE PROPERTY FROM R-1-5 SINGLE-FAMILY RESIDENTIAL TO PQP PUBLIC/QUASI-PUBLIC, AND ONE PROPERTY FROM R-2 RESIDENTIAL TO PQP PUBLIC/QUASI-PUBLIC, LOCATED IN VARIOUS LOCATIONS ON THOSE CERTAIN REAL PROPERTIES 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 rezoning to the UR Urban Residential, MUN Mixed Use Neighborhood, PQP Public/Quasi-Public, and R-1-8 Single Family Residence 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 rezoning is consistent with the designation of the site in the applicable General Plan; and

WHEREAS, pursuant to Senate Bill 330, the proposed rezonings (File Nos. C22-025, C22-026, C22-027, and C22-028) would not decrease the residential units satisfying Senate Bill 330 and Senate Bill 940 requirements: the change in existing zoning decreases residential capacity by 3,221 residential units which is balanced by rezoning that increases residential capacity by 12,258 residential units. Therefore, the rezoning results in a surplus of 9,126 residential units available ($12,258 - 3,221 = 9,037$ units) complying with both 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 UR Urban Residential, MUN Mixed Use Neighborhood, PQP Public/Quasi-Public, and R-1-8 Single Family Residence zoning districts.

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 Nos. C22-025, C22-026, C22-027, and C22-028 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 _____, 2022 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

EXHIBIT “A”
EXISTING ZONING AND GENERAL PLAN DESIGNATION PARCEL LIST

File Nos. C22-025, C22-026, C22-027, C22-028: 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	General Plan	Existing Zoning	Conforming Zoning	Residential Capacity
1	40350C01	MUN	R-M	MUN	-487
2	40356C01	MUN	R-M	MUN	-51
3	40351C01	MUN	R-M	MUN	-92
4	38144031	MUN	R-2	MUN	5
5	38143029	MUN	R-M	MUN	-10
6	38143030	MUN	R-M	MUN	-11
7	38143038	MUN	R-M	MUN	-14
8	38143039	MUN	R-M	MUN	-10
9	38144013	MUN	R-2	MUN	6
10	38150005	MUN	R-2	MUN	5
11	38150006	MUN	R-2	MUN	5
12	38140018	MUN	R-M	MUN	-9
13	38140019	MUN	R-M	MUN	-9
14	38140020	MUN	R-M	MUN	-9
15	38144011	MUN	R-2	MUN	5
16	38140001	MUN	R-M	MUN	-9
17	38143057	MUN	R-1-8	MUN	4
18	38143001	MUN	R-M	MUN	-11
19	38143002	MUN	R-M	MUN	-11
20	38143003	MUN	R-M	MUN	-11
21	38143004	MUN	R-M	MUN	-11
22	38143005	MUN	R-M	MUN	-11
23	38143006	MUN	R-M	MUN	-11
24	38143007	MUN	R-M	MUN	-12
25	38143073	MUN	R-M	MUN	-13

26	38143074	MUN	R-M	MUN	-12
27	38143075	MUN	R-M	MUN	-12
28	38143076	MUN	R-M	MUN	-12
29	38143077	MUN	R-M	MUN	-12
30	38143078	MUN	R-M	MUN	-12
31	38143014	MUN	R-2	MUN	5
32	38143015	MUN	R-2	MUN	5
33	38143016	MUN	R-2	MUN	5
34	38143079	MUN	R-M	MUN	-12
35	38143080	MUN	R-M	MUN	-12
36	38143081	MUN	R-M	MUN	-12
37	38143082	MUN	R-M	MUN	-12
38	38143008	MUN	R-2	MUN	7
39	38143009	MUN	R-2	MUN	6
40	38143010	MUN	R-2	MUN	5
41	38143011	MUN	R-2	MUN	5
42	38143012	MUN	R-2	MUN	5
43	38150007	MUN	R-2	MUN	5
44	38150008	MUN	R-2	MUN	5
45	38143017	MUN	R-2	MUN	6
46	38140003	MUN	R-M	MUN	-9
47	38140004	MUN	R-M	MUN	-9
48	38140005	MUN	R-2	MUN	4
49	38140006	MUN	R-2	MUN	4
50	38140007	MUN	R-2	MUN	4
51	38140008	MUN	R-2	MUN	4
52	38140009	MUN	R-2	MUN	4
53	38140010	MUN	R-2	MUN	4
54	38140011	MUN	R-2	MUN	5
55	38140012	MUN	R-2	MUN	5
56	38140013	MUN	R-2	MUN	5
57	38140014	MUN	R-2	MUN	5
58	38140015	MUN	R-2	MUN	5
59	38140016	MUN	R-2	MUN	5
60	38140017	MUN	R-M	MUN	-9
61	38144005	MUN	R-2	MUN	5
62	38144006	MUN	R-2	MUN	5

63	38144007	MUN	R-2	MUN	5
64	38144008	MUN	R-2	MUN	5
65	38144009	MUN	R-2	MUN	5
66	38144010	MUN	R-2	MUN	5
67	38143013	MUN	R-2	MUN	5
68	38143058	MUN	R-1-8	MUN	4
69	38143084	MUN	R-M	MUN	-13
70	38143085	MUN	R-M	MUN	-14
71	38143072	MUN	R-M	MUN	-15
72	38144014	MUN	R-2	MUN	5
73	38144033	MUN	R-2	MUN	5
74	38144012	MUN	R-2	MUN	5
75	38144032	MUN	R-2	MUN	5
76	38144017	MUN	R-2	MUN	6
77	38144018	MUN	R-2	MUN	6
78	38144019	MUN	R-2	MUN	7
79	38144020	MUN	R-2	MUN	6
80	38144021	MUN	R-2	MUN	5
81	38144022	MUN	R-2	MUN	5
82	38144023	MUN	R-2	MUN	6
83	38144024	MUN	R-2	MUN	5
84	38144025	MUN	R-2	MUN	5
85	38144026	MUN	R-2	MUN	5
86	38144027	MUN	R-2	MUN	5
87	38144028	MUN	R-2	MUN	5
88	38144029	MUN	R-2	MUN	5
89	38144030	MUN	R-2	MUN	5
90	38140002	MUN	R-M	MUN	-9
91	38143088	MUN	R-M	MUN	-11
92	38143089	MUN	R-M	MUN	-11
93	38143090	MUN	R-M	MUN	-11
94	38143091	MUN	R-M	MUN	-12
95	38143092	MUN	R-M	MUN	-31
96	38143036	MUN	R-M	MUN	-10
97	38143035	MUN	R-M	MUN	-11
98	38143031	MUN	R-M	MUN	-10
99	38143032	MUN	R-M	MUN	-10

100	38143033	MUN	R-M	MUN	-10
101	38143034	MUN	R-M	MUN	-11
102	38143026	MUN	R-M	MUN	-11
103	38143027	MUN	R-M	MUN	-11
104	38143028	MUN	R-M	MUN	-10
105	29946022	MUN	R-M	MUN	-32
106	29946003	MUN	R-M	MUN	-70
107	29946002	MUN	R-M	MUN	-15
108	30512004	MUN	R-M	MUN	-82
109	38107032	MUN	R-M	MUN	-11
110	38107033	MUN	R-M	MUN	-11
111	38107034	MUN	R-M	MUN	-11
112	38107035	MUN	R-M	MUN	-15
113	38107036	MUN	R-M	MUN	-11
114	38107037	MUN	R-M	MUN	-11
115	38107038	MUN	R-M	MUN	-11
116	38107039	MUN	R-M	MUN	-11
117	38107040	MUN	R-M	MUN	-11
118	38107041	MUN	R-M	MUN	-11
119	38107042	MUN	R-M	MUN	-11
120	38107043	MUN	R-M	MUN	-11
121	38107044	MUN	R-M	MUN	-11
122	38107045	MUN	R-M	MUN	-11
123	38107046	MUN	R-M	MUN	-11
124	38107047	MUN	R-M	MUN	-11
125	37239006	MUN	R-2	MUN	2
126	38107030	MUN	R-M	MUN	-13
127	38107031	MUN	R-M	MUN	-11
128	37829001	MUN	R-M	MUN	-152
129	38107008	MUN	R-M	MUN	-11
130	38107009	MUN	R-M	MUN	-11
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177	29905016	PQP	R-1-8	PQP	907
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183	29903117	PQP	R-1-8	PQP	188
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185	29929142	PQP	R-1-8	PQP	402
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189	30738019	PQP	CO	PQP	144
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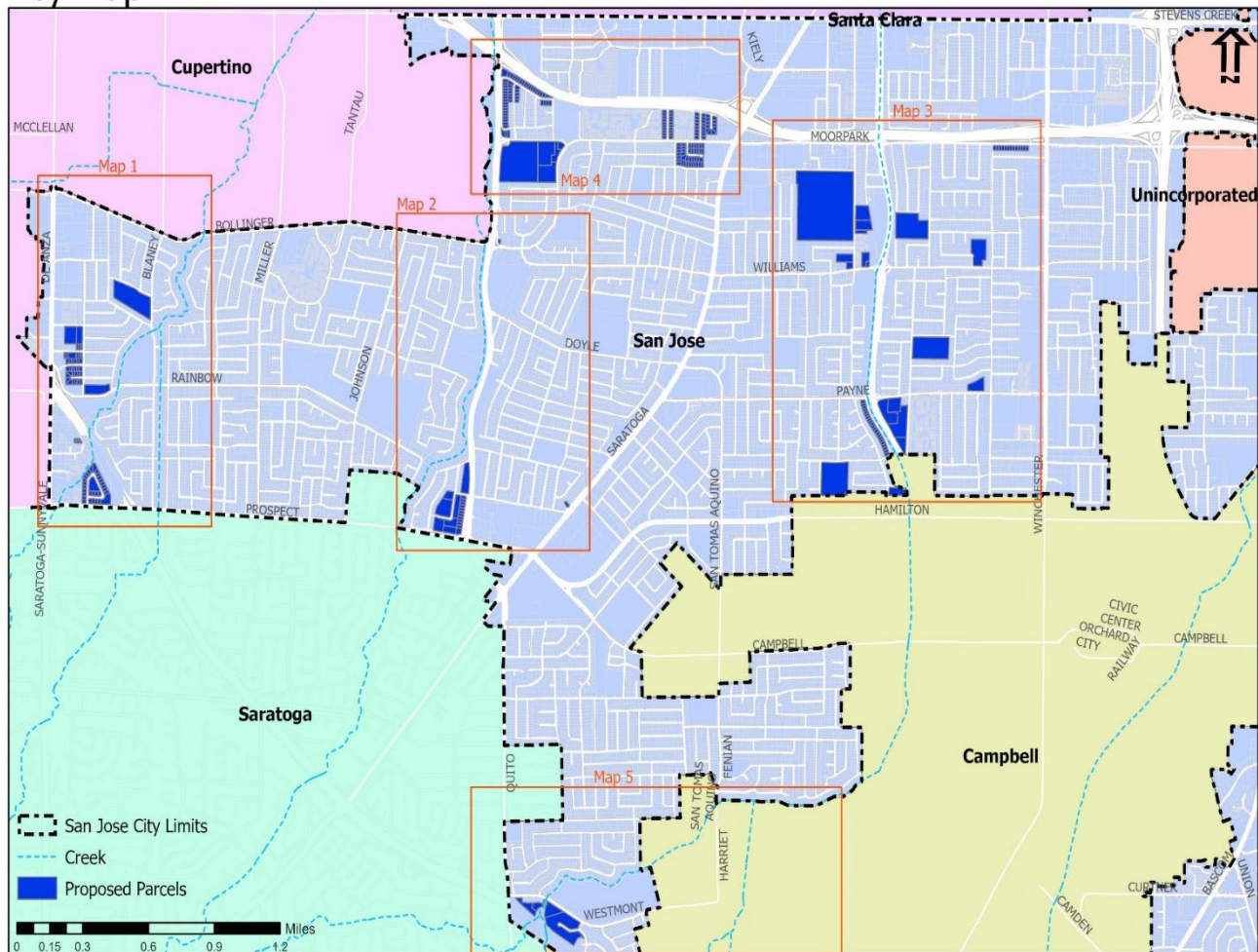
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EXHIBIT “B” EXISTING ZONING AND GENERAL PLAN MAPS

File Nos. C22-025, C22-026, C22-027, C22-028: The Zoning District Map is hereby amended as follows:

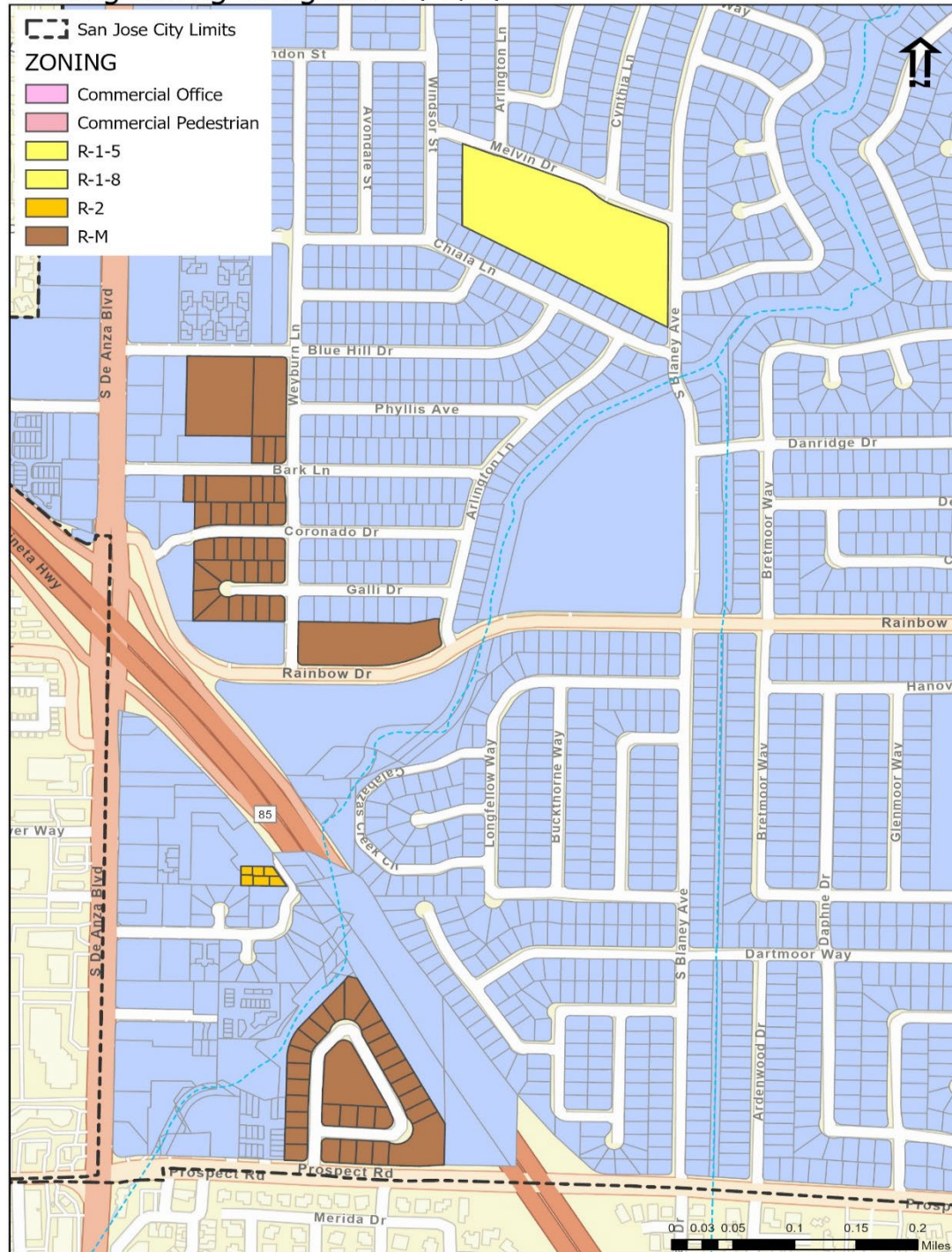
Key Map



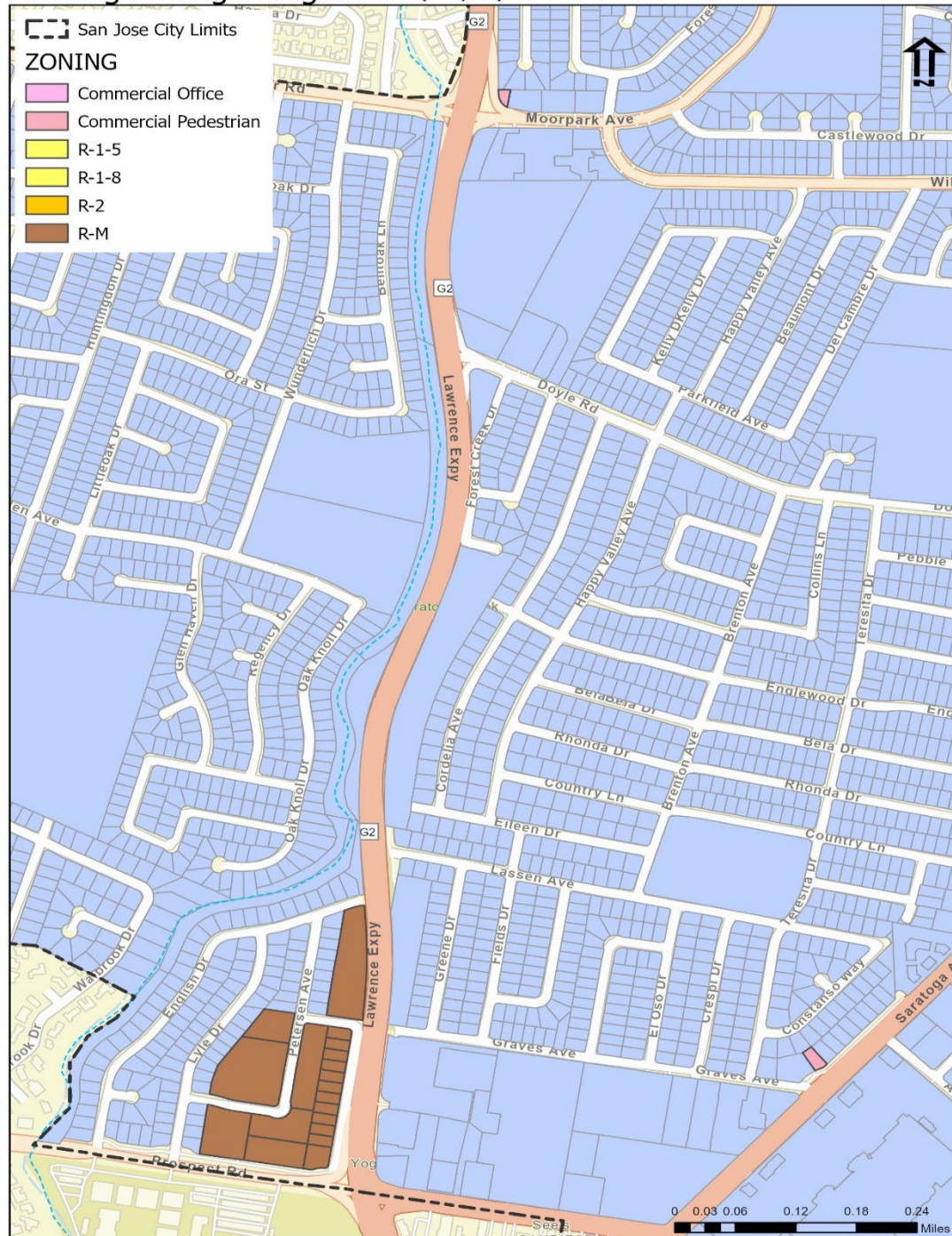
City Council Meeting, June 7, 2022

File Nos. C22-025, C22-026, C22-027, C22-028

Existing Zoning Designation (Map 1)



Existing Zoning Designation (Map 2)



B-3

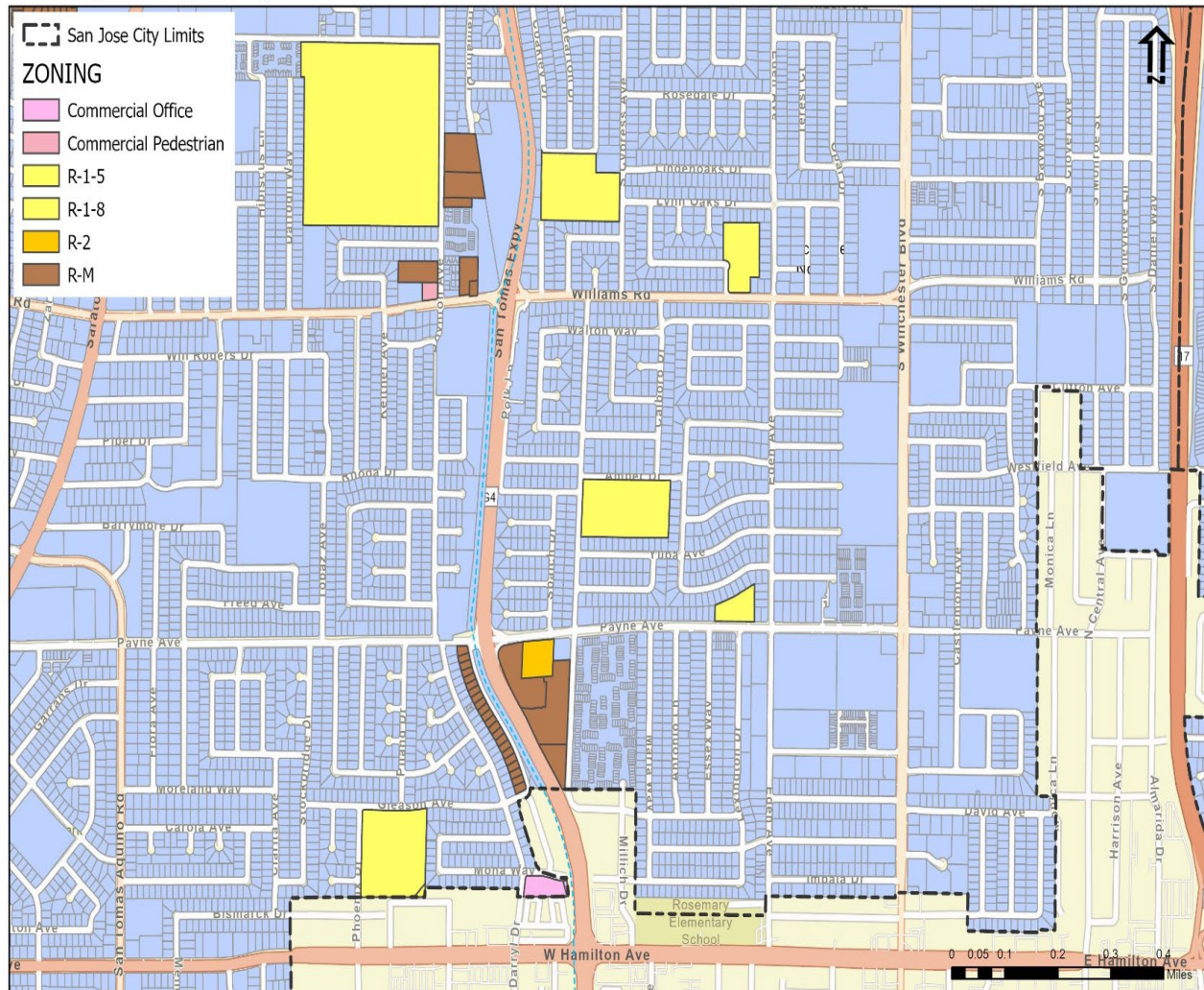
T-51000/1918003

Council Agenda: _____

Item No.: _____

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

Existing Zoning Designation (Map 3)



B-4

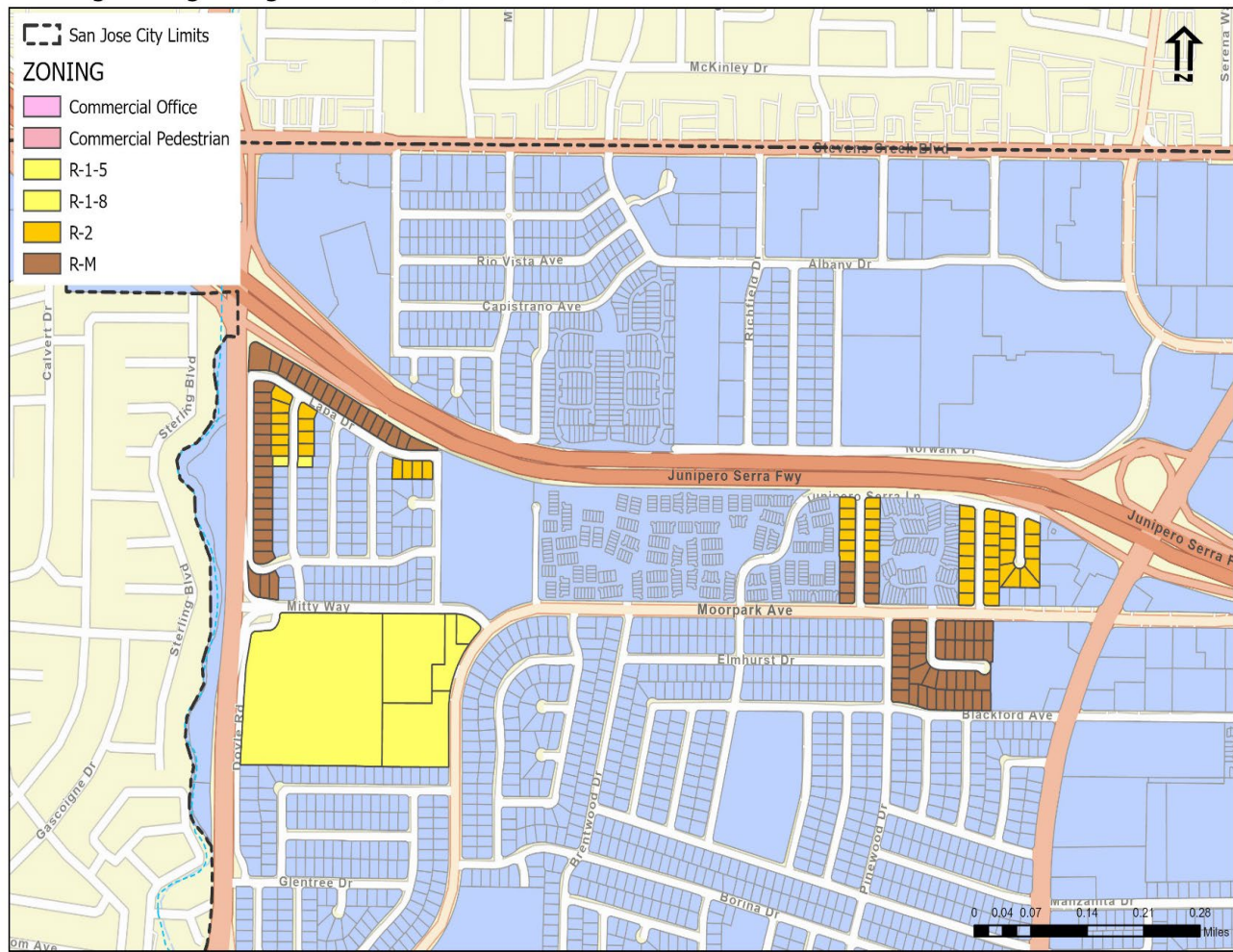
T-51000/1918003

Council Agenda: _____

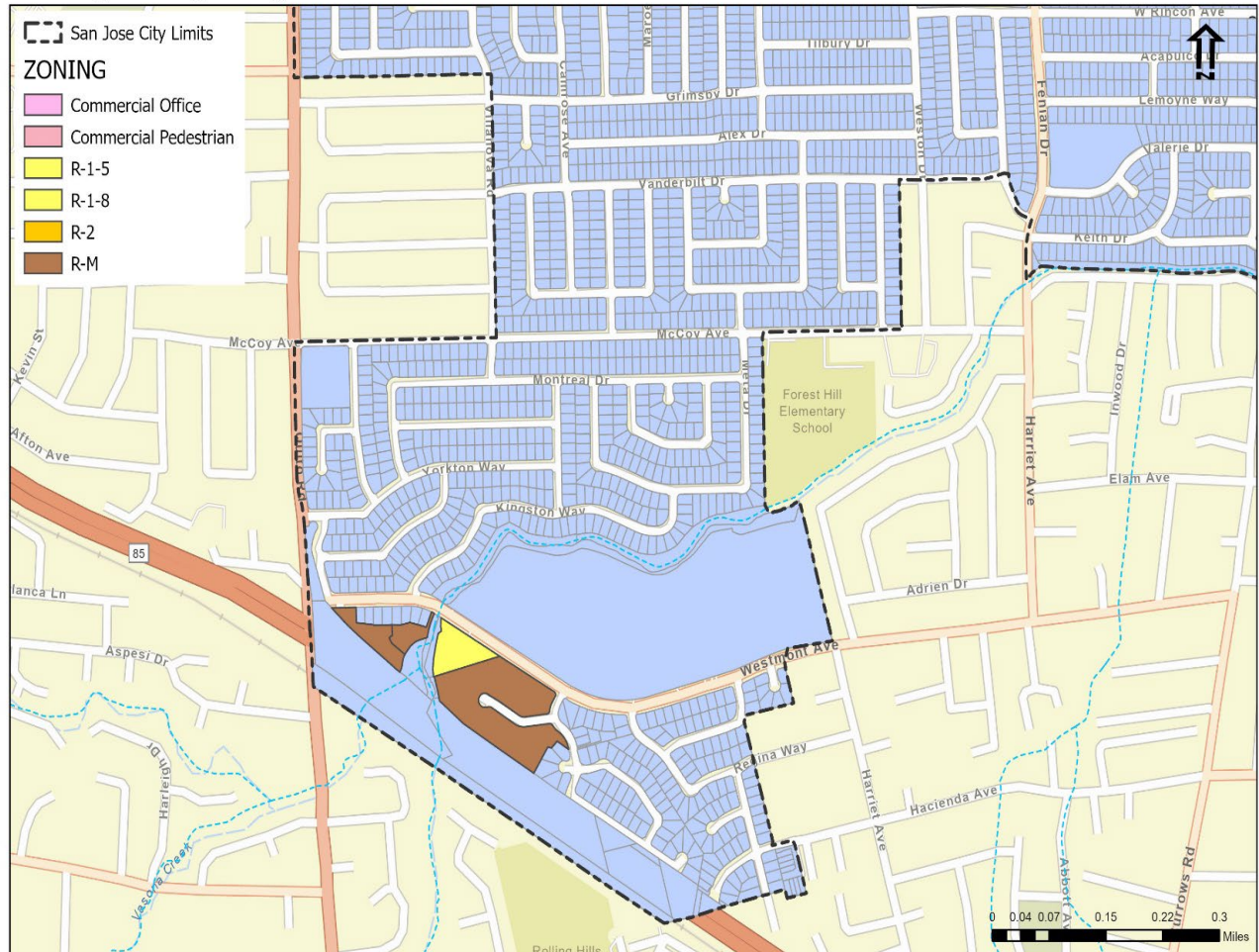
Item No.: _____

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

Existing Zoning Designation (Map 4)



Existing Zoning Designation (Map 5)



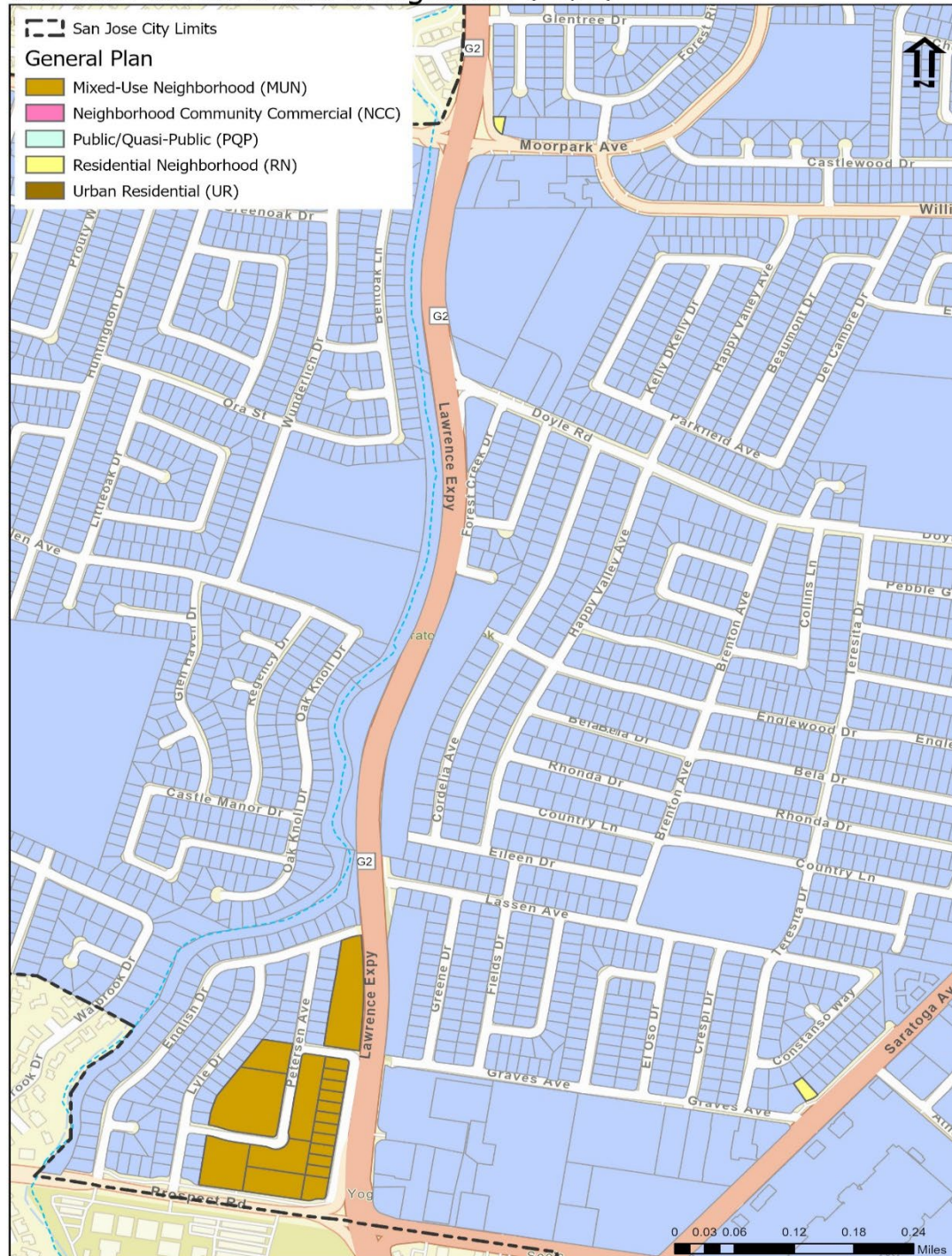
San Jose City Limits

General Plan

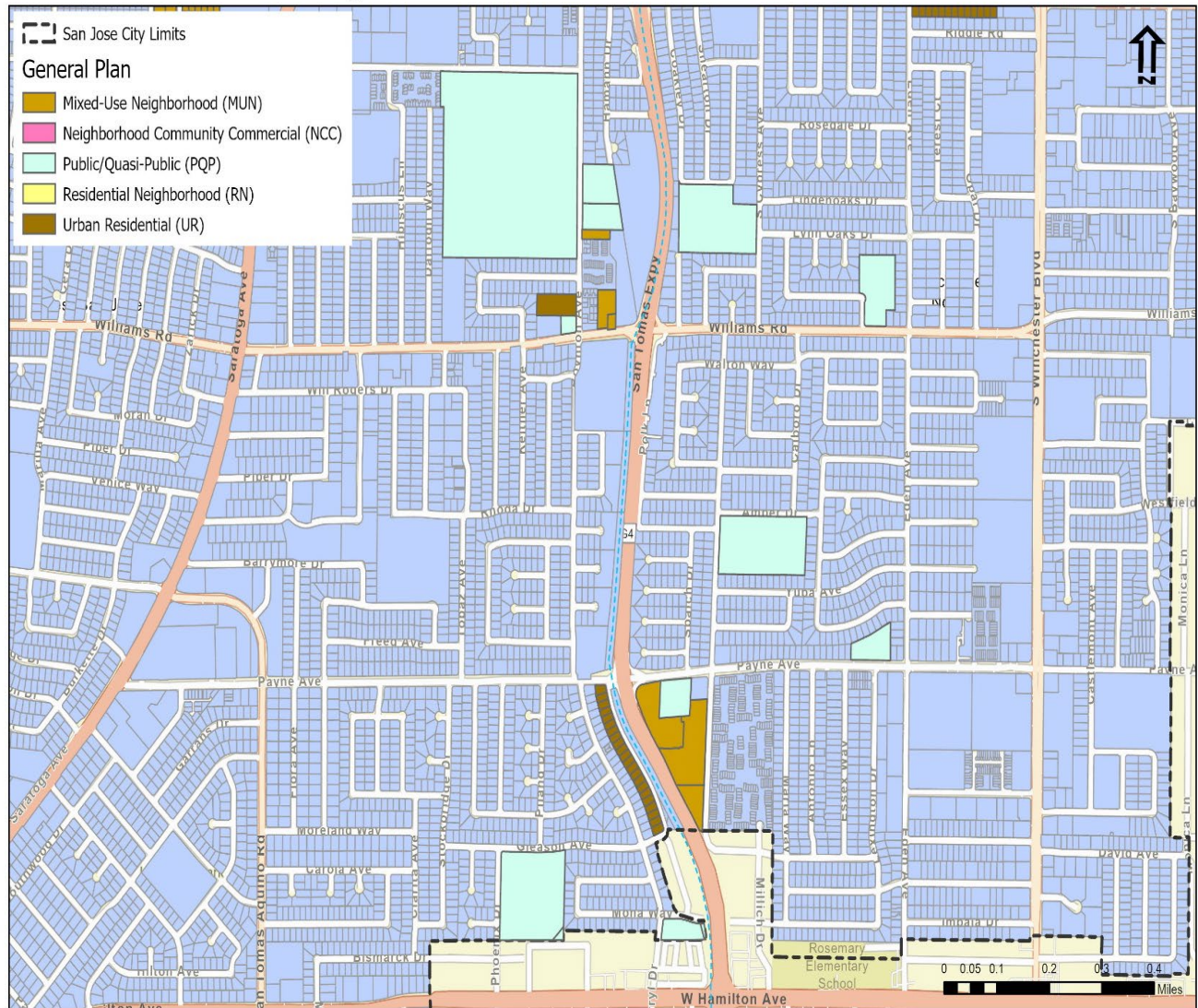
- Mixed-Use Neighborhood (MUN)
- Neighborhood Community Commercial (NCC)
- Public/Quasi-Public (PQP)
- Residential Neighborhood (RN)
- Urban Residential (UR)

The map displays the city limits of San Jose, California, with various land use zones color-coded: Mixed-Use Neighborhood (MUN) in brown, Neighborhood Community Commercial (NCC) in pink, Public/Quasi-Public (PQP) in light blue, Residential Neighborhood (RN) in yellow, and Urban Residential (UR) in dark brown. Major roads like S De Anza Blvd, S Bascom Ave, and Sentero Rd are shown. A scale bar at the bottom right indicates distances from 0 to 0.2 miles. A north arrow is located in the top right corner.

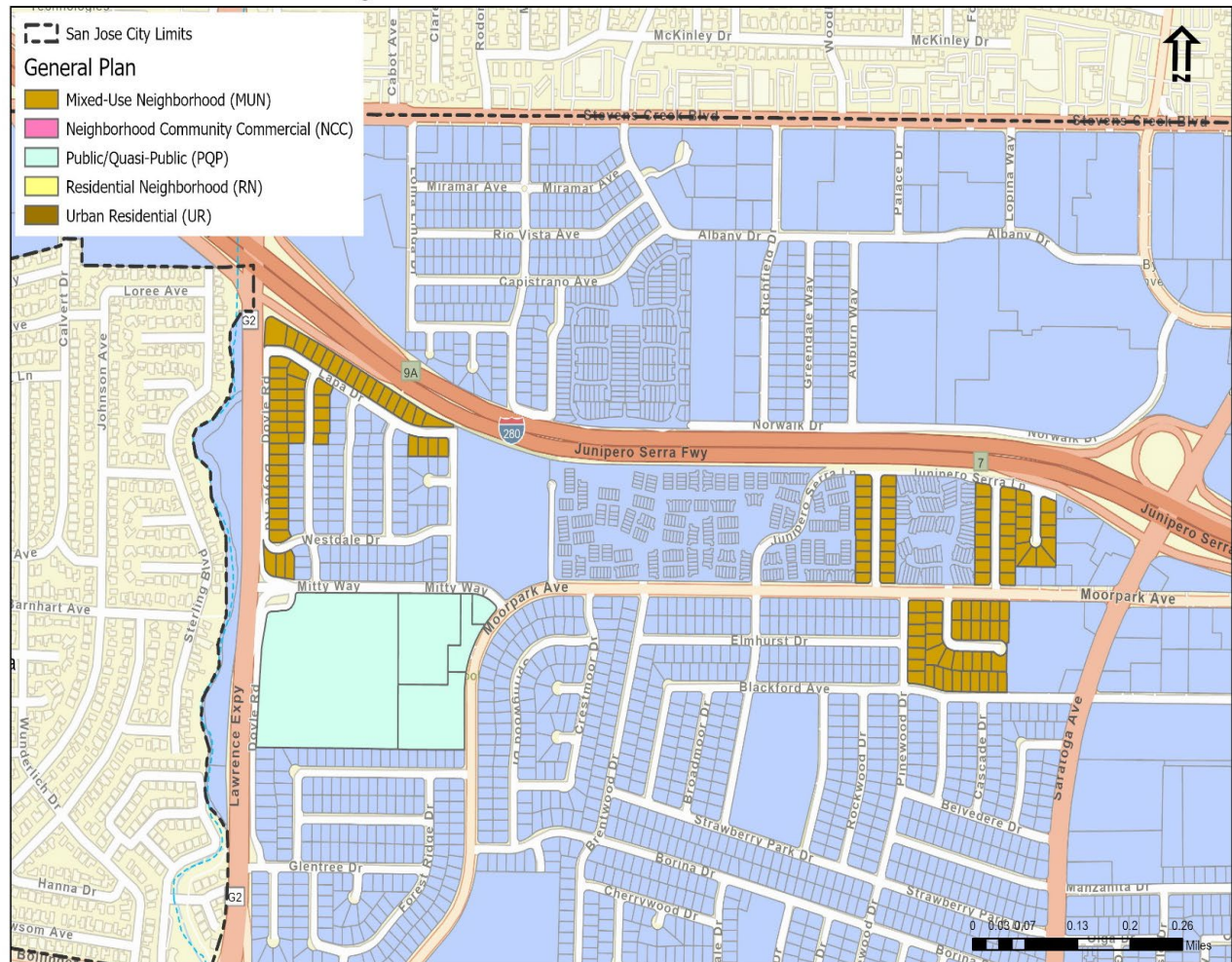
General Plan Land Use Designation (Map 2)



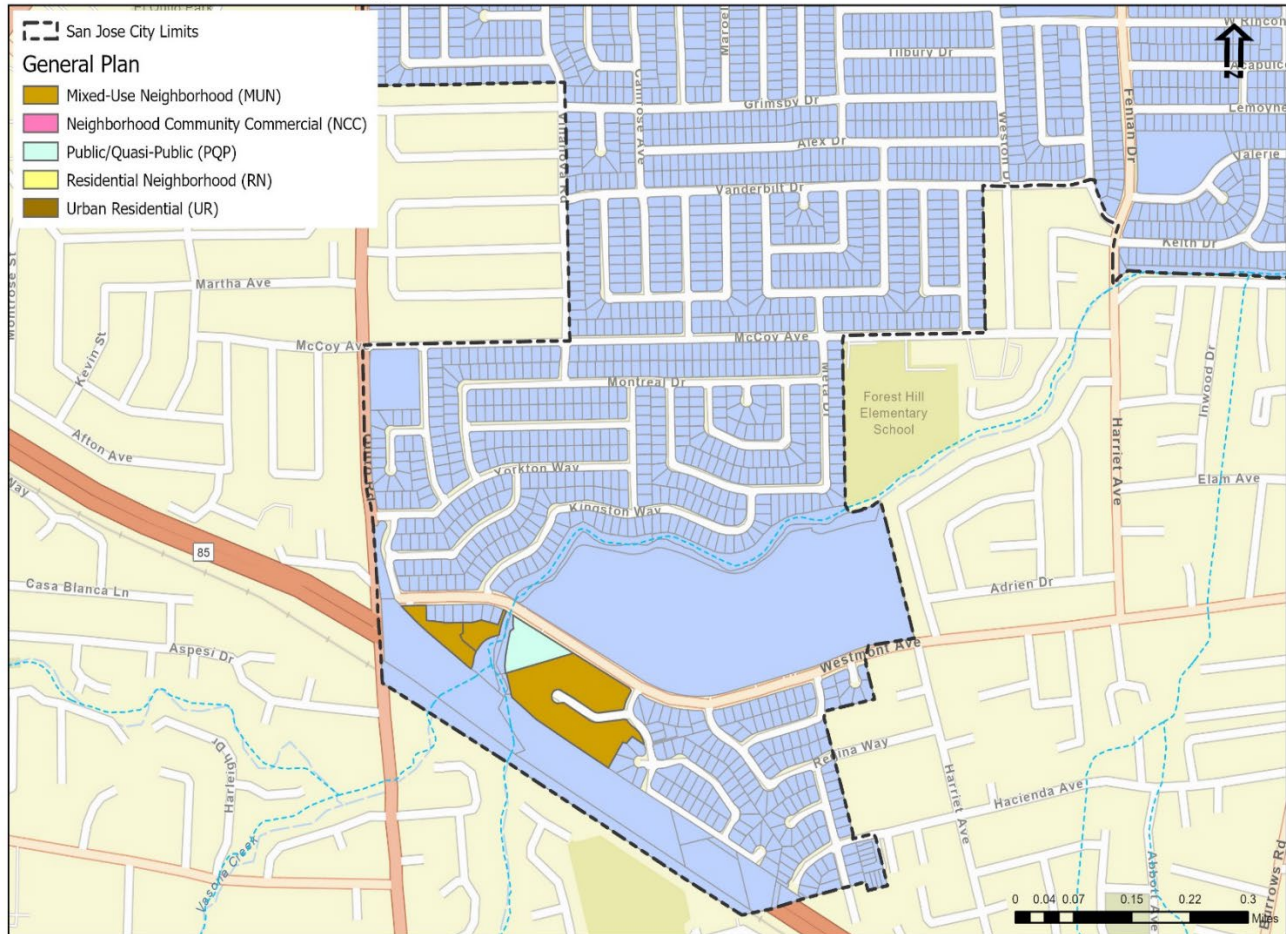
General Plan Land Use Designation (Map 3)



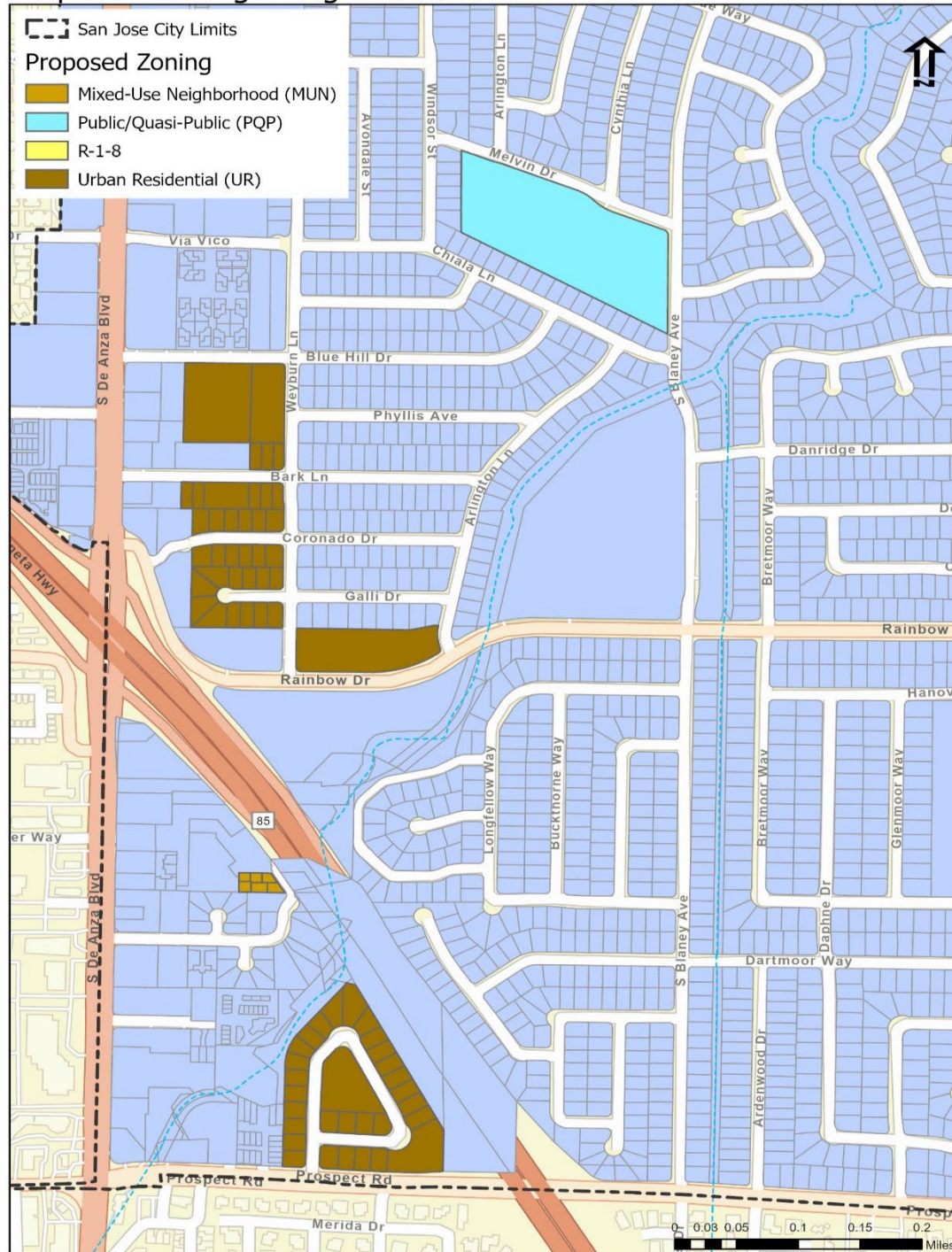
General Plan Land Use Designation (Map 4)



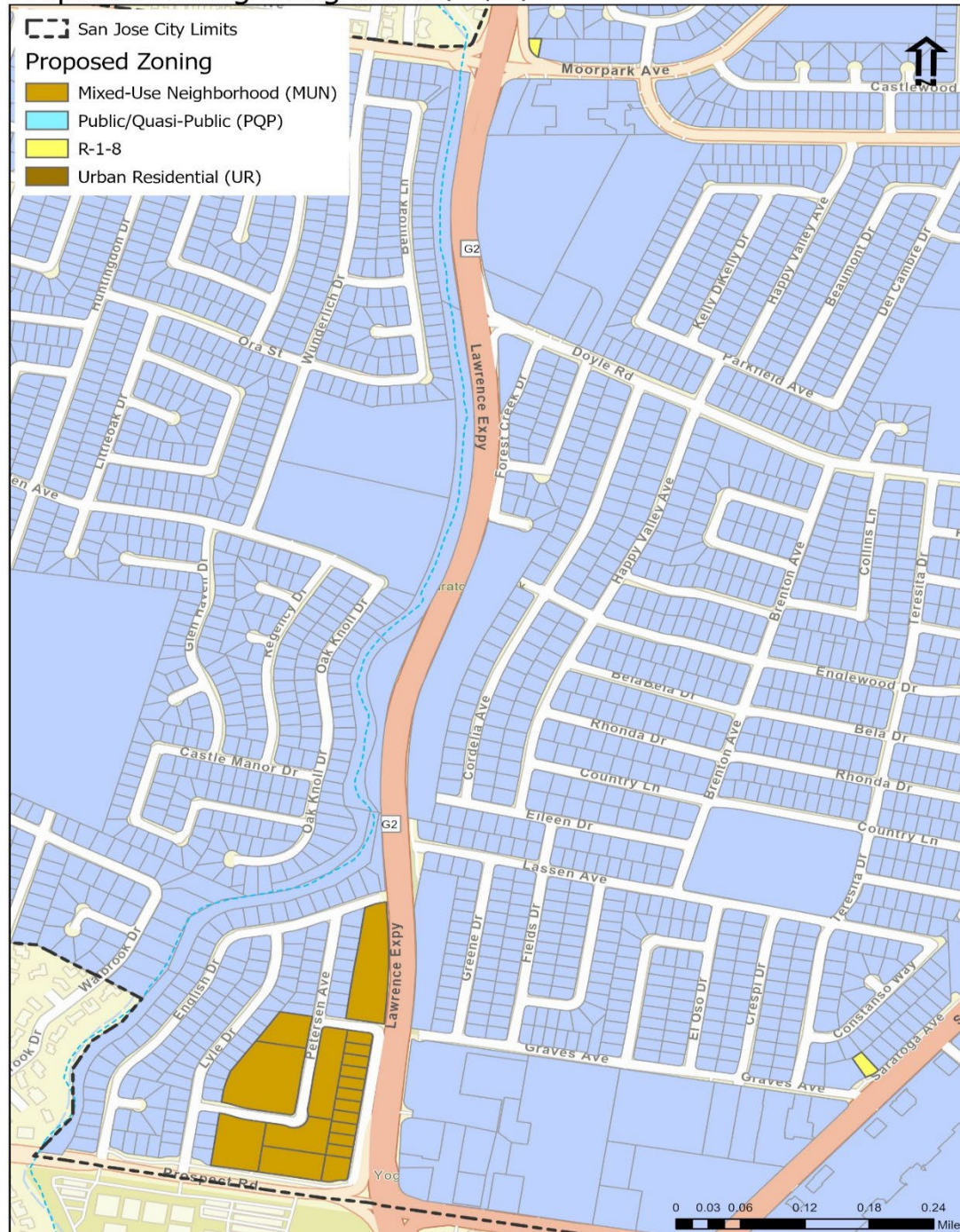
General Plan Land Use Designation (Map 5)



Proposed Zoning Designation (Map 1)



Proposed Zoning Designation (Map 2)



B-13

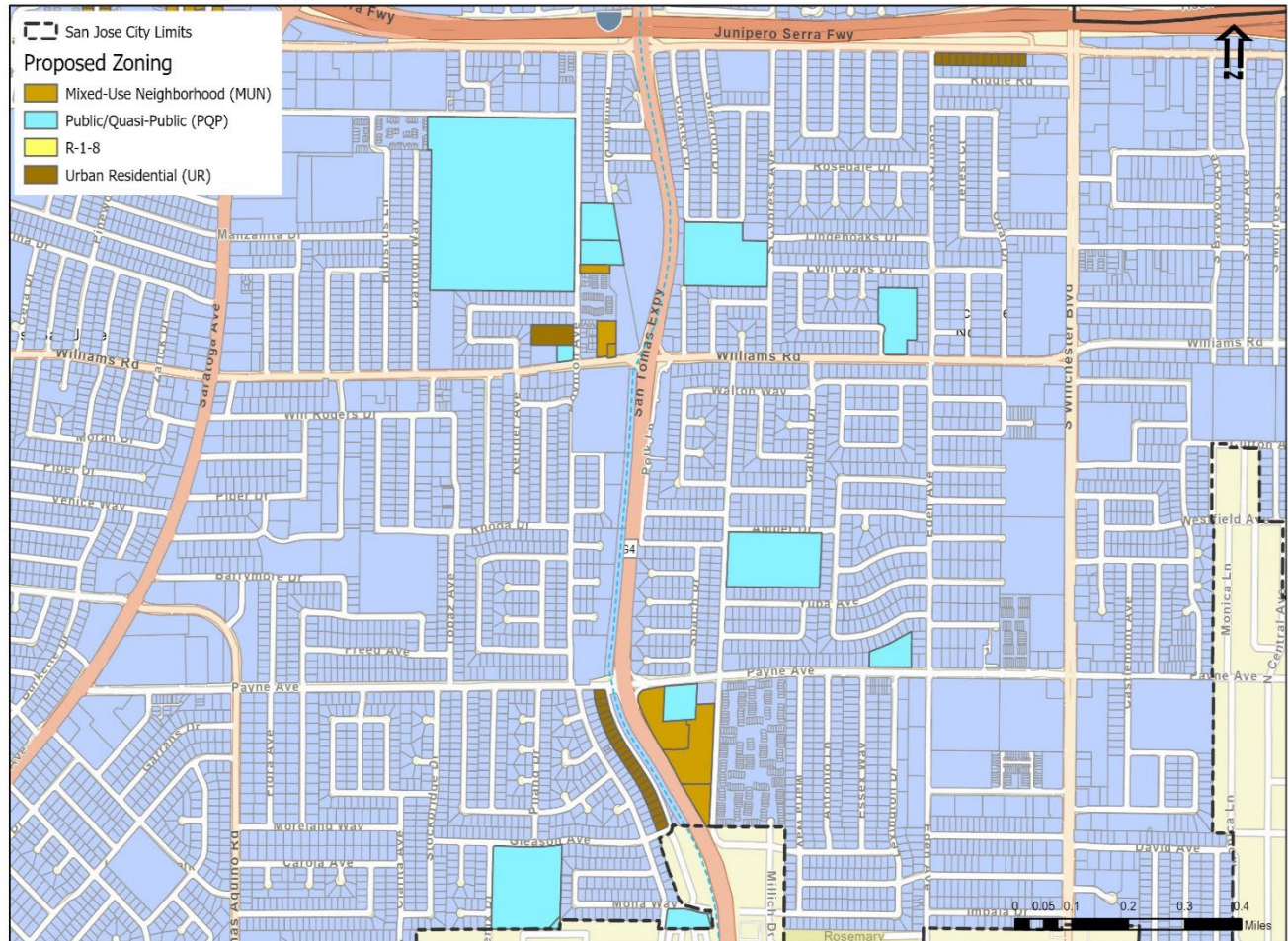
T-51000/1918003

Council Agenda: _____

Item No.: _____

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Proposed Zoning Designation (Map 3)



B-14

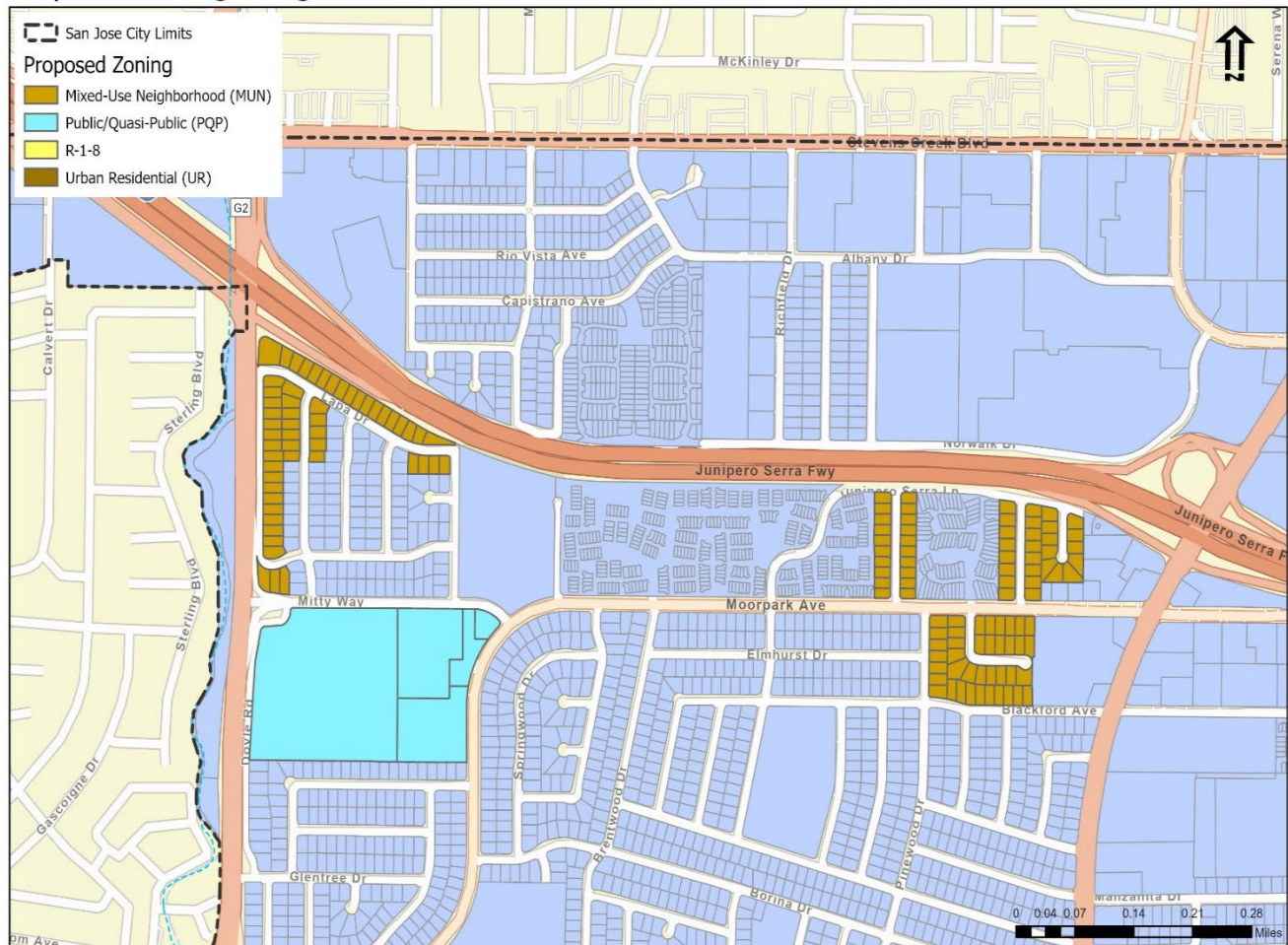
T-51000/1918003

Council Agenda: _____

Item No.: _____

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

Proposed Zoning Designation (Map 4)



Proposed Zoning Designation (Map 5)

