



CITY COUNCIL STAFF REPORT

File Nos.	C22-065, C22-066, C22-067, C22-068, C22-069, C22-070, C22-071, C22-072, C22-073
Location	286 parcels in various locations within the City of San Jose.
Existing Zoning	CP Commercial Pedestrian, CO Commercial Office, CN Commercial Neighborhood, CG Commercial General, LI Light Industrial, A Agricultural, R-M, R-1-8, R-2
Proposed Zoning	MUN Mixed Use Neighborhood, PQP Public/Quasi-Public, CIC Combined Industrial/Commercial, LI Light Industrial, MUC Mixed Use Commercial, OS Open Space, CP Commercial Pedestrian, R-1-8, R-2, UR Urban Residential
CEQA:	Determination of Consistency with the Envision San José 2040 General Plan EIR (Resolution No. 76041) and the Envision San José General Plan Supplementa EIR (Resolution No. 77617), and Addenda thereto.

RECOMMENDATION:

Staff recommends that the City Council:

1. Approve an ordinance rezoning 69 properties from R-M Multifamily Residential zoning district to UR Urban Residential zoning district, 48 properties from R-2 Two-family Residential zoning district to MUN Mixed Use Neighborhood zoning district, 37 properties from CP Commercial Pedestrian zoning district to MUC Mixed Use Commercial zoning district, 20 properties from R-2 Two-family Residential zoning district to OS Open Space zoning district, 16 properties from R-2 Two-family Residential zoning district to MUC Mixed Use Commercial zoning district, 12 properties from CN Commercial Neighborhood zoning district to R-1-8 Single-family Residential zoning district, eight properties from R-M Multifamily Residential zoning district to MUN Mixed Use Neighborhood zoning district, seven properties from R-1-8 Single-family Residential zoning district to OS Open Space zoning district, six properties from CN Commercial Neighborhood zoning district to MUC Mixed Use Commercial zoning district, six properties from CP Commercial Pedestrian zoning district to MUN Mixed Use Neighborhood zoning district, six properties from LI Light Industrial zoning district to R-1-8 Single-family Residential zoning district, five properties from R-2 Two-family Residential zoning district to CP Commercial Pedestrian zoning district, five properties from R-1-8 Single-family Residential zoning district to PQP Public/Quasi-Public zoning district, five properties from R-2 Two-family Residential zoning

district to PQP Public/Quasi-Public zoning district, five properties from CG Commercial General zoning district to UR Urban Residential zoning district, five properties from R-1-8 Single-family Residential zoning district to LI Light Industrial zoning district, four properties from LI Light Industrial zoning district to OS Open Space zoning district, four properties from CP Commercial Pedestrian zoning district to R-1-8 Single-family Residential zoning district, three properties from R-M Multifamily Residential zoning district to PQP Public/Quasi-Public zoning district, two properties from LI Light Industrial zoning district to CIC Combined Industrial/ Commercial zoning district, two properties from R-M Multifamily Residential zoning district to MUC Mixed Use Commercial zoning district, two properties from LI Light Industrial zoning district to PQP Public/Quasi-Public zoning district, two properties from CG Commercial General zoning district to R-1-8 Single-family Residential zoning district, one property from R-2 Two-family Residential zoning district to LI Light Industrial zoning district, one property from CO Commercial Office zoning district to MUC Mixed Use Commercial zoning district, one property from LI Light Industrial zoning district to MUC Mixed Use Commercial zoning district, one property from R-M Multifamily Residential zoning district to CP Commercial Pedestrian zoning district, one property from A Agriculture zoning district to OS Open Space zoning district, one property from CN Commercial Neighborhood zoning district to OS Open Space zoning district, and one property from R-M Multifamily Residential zoning district to OS Open Space zoning district, located in various locations on those certain real properties within the City of San Jose.

PROJECT DATA

GENERAL PLAN CONSISTENCY	
General Plan Designation	MUN Mixed Use Neighborhood, CIC Combined Industrial/Commercial, LI Light Industrial, MUC Mixed Use Commercial, NCC Neighborhood/Community Commercial, OSPH Open Space, Parklands and Habitat, PQP Public/Quasi-Public, RN Residential Neighborhood, UR Urban Residential <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Consistent Policies	Implementation Policies IP-1.7, IP-8.2, IP-8.3

PROJECT DESCRIPTION

City-initiated Conforming Rezoning to rezone a total of 286 properties. The 286 properties would be rezoned as follows: 69 properties from R-M Multifamily Residential zoning district to UR Urban Residential zoning district, 48 properties from R-2 Two-family Residential zoning district to MUN Mixed Use Neighborhood zoning district, 37 properties from CP Commercial Pedestrian zoning district to MUC Mixed Use Commercial zoning district, 20 properties from R-2 Two-family Residential zoning district to OS Open Space zoning district, 16 properties from R-2 Two-family Residential zoning district to MUC Mixed Use Commercial zoning district, 12 properties from CN Commercial Neighborhood zoning district to R-1-8 Single-family Residential zoning district, eight properties from R-M Multifamily Residential zoning district to MUN Mixed Use Neighborhood zoning district, seven properties from R-1-8 Single-family Residential zoning district to OS Open

Space zoning district, six properties from CN Commercial Neighborhood zoning district to MUC Mixed Use Commercial zoning district, six properties from CP Commercial Pedestrian zoning district to MUN Mixed Use Neighborhood zoning district, six properties from LI Light Industrial zoning district to R-1-8 Single-family Residential zoning district, five properties from R-2 Two-family Residential zoning district to CP Commercial Pedestrian zoning district, five properties from R-1-8 Single-family Residential zoning district to PQP Public/Quasi-Public zoning district, five properties from R-2 Two-family Residential zoning district to PQP Public/Quasi-Public zoning district, five properties from CG Commercial General zoning district to UR Urban Residential zoning district, five properties from R-1-8 Single-family Residential zoning district to LI Light Industrial zoning district, four properties from LI Light Industrial zoning district to OS Open Space zoning district, four properties from CP Commercial Pedestrian zoning district to R-1-8 Single-family Residential zoning district, three properties from R-M Multifamily Residential zoning district to PQP Public/Quasi-Public zoning district, two properties from LI Light Industrial zoning district to CIC Combined Industrial/ Commercial zoning district, two properties from R-M Multifamily Residential zoning district to MUC Mixed Use Commercial zoning district, two properties from LI Light Industrial zoning district to PQP Public/Quasi-Public zoning district, two properties from CG Commercial General zoning district to R-1-8 Single-family Residential zoning district, one property from R-2 Two-family Residential zoning district to LI Light Industrial zoning district, one property from CO Commercial Office zoning district to MUC Mixed Use Commercial zoning district, one property from LI Light Industrial zoning district to MUC Mixed Use Commercial zoning district, one property from R-M Multifamily Residential zoning district to CP Commercial Pedestrian zoning district, one property from A Agriculture zoning district to OS Open Space zoning district, one property from CN Commercial Neighborhood zoning district to OS Open Space zoning district, and one property from R-M Multifamily Residential zoning district to OS Open Space zoning district, located in various locations on those certain real properties within the City of San Jose. 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 multi-year 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, changing permitting requirements in the Zoning Ordinance across all zoning districts. Phase 1(b) was approved by City Council in June 2021, creating six new urban villages and mixed-use zoning districts to support areas that are planned for mixed-use development and high-density residential or commercial uses.

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 286 properties to make consistent their designated zoning with their General Plan land use designation. The proposed 286 properties are located in various locations within Council Districts 3, 6, and 7, 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 MUN Mixed Use Neighborhood, CIC Combined Industrial/Commercial, LI Light Industrial, MUC Mixed Use Commercial, NCC Neighborhood/Community Commercial, OSPH Open Space, Parklands and Habitat, PQP Public/Quasi-Public, RN Residential Neighborhood, UR Urban Residential. (See Exhibit A to the attached ordinance)

MUN Mixed-Use Neighborhood: This category is applied to the 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 is not within a proposed Urban Village area. Development within this designation should occur through the 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.

CIC Combined Industrial/Commercial: This category allows a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses, including hospitals and private community gathering facilities. Properties with this designation are intended for commercial, office, or industrial developments or a compatible mix of these uses. This designation occurs in areas where the existing development pattern exhibits a mix of commercial and industrial land uses or in areas on the boundary between commercial and industrial uses. Development intensity can vary significantly in this designation based on the nature of specific uses likely to occur in a particular area. In order to maintain an industrial character, small, suburban strip centers are discouraged in this designation, although larger big-box type developments may be allowed because they mix elements of retail commercial and warehouse forms and uses.

LI Light Industrial: This designation is intended for a wide variety of industrial uses and excludes uses with unmitigated hazardous or nuisance effects. Warehousing, wholesaling, and light manufacturing are examples of typical uses in this designation. Light Industrial designated properties may also contain service establishments that serve only employees of businesses located in the immediate industrial area. Office and higher-end industrial uses, such as research and development, are discouraged in order to preserve the scarce, lower-cost land resources that are available for companies with limited operating history (startup companies) or lower-cost industrial operations.

MUC Mixed Use Commercial: This designation is intended to accommodate a mix of commercial and residential uses with an emphasis on commercial activity as the primary use and residential activity allowed in a secondary role. New development of a property with this designation should accordingly include commercial space equivalent to at least a 0.5 FAR for residential/ commercial mixed-use projects and 0.25 FAR for commercial projects with a typically appropriate overall FAR of up to 4.5, allowing for a medium intensity of development. This designation, therefore, is more commercially focused than the Mixed-Use Neighborhood designation and also allows for a greater intensity of use. Appropriate commercial uses include neighborhood retail, mid-rise office, medium-scale hospitals or other health care facilities, and medium-scale private community gathering facilities. Low-impact industrial uses are appropriate if they are compatible and do not pose a hazard to other nearby uses.

NCC Neighborhood/Community Commercial: This designation supports a very broad range of commercial activity, including commercial uses that serve the communities in neighboring areas, such as neighborhood-serving retail and services and commercial/professional office development. Neighborhood / Community Commercial uses typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking, transit use, and public interaction. General office uses, hospitals, and private community gathering facilities are also allowed in this designation.

OSPH Open Space, Parklands and Habitat: These lands can be publicly- or privately-owned areas that are intended for low-intensity uses. Lands in this designation are typically devoted to open space, parks, recreation areas, trails, habitat buffers, nature preserves, and other permanent open space areas. This designation is applied within the Urban Growth Boundary to lands that are owned by nonprofits or public agencies that intend their permanent use as open space, including lands adjacent to various creeks throughout the City. This designation is also applied outside of the Urban Growth Boundary to the bay lands located within Alviso. New development on lands within this designation should be limited to minimize potential environmental and visual impacts and, for properties located outside of the Greenline / Urban Growth Boundary, should avoid the use of non-native, irrigated vegetation or development of new structures that would alter the environmental and visual quality of native habitat areas. Development of public facilities such as restrooms, playgrounds, educational/visitors' centers, or parking areas can be an inherent part of City or County park properties and are appropriate for Open Space, Parklands, and Habitat properties both within and outside of the Greenline/Urban Growth Boundary, but in the latter case should be sensitively located so as to minimize potential environmental and visual impacts. Within the Greenline/Urban Growth Boundary, community centers, public golf courses, and other amenities open to the public would also be allowed within publicly owned properties in this designation.

PQP Public/Quasi-Public: 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.

RN Residential Neighborhood: 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.

UR Urban Residential: 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 documents. This designation is also used to identify portions of Urban Village areas where the density of new development should be limited to 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, CIC, LI, MUC, NCC, OSPH, PQP, RN, UR; therefore, staff proposes a Conforming Rezoning of the properties from the LI to CIC, R-2 to LI, R-1-8 to LI, CN to MUC, CO to MUC, CP to MUC, LI to MUC, R-2 to MUC, R-M to MUC, CP to MUN, R-2 to MUN, R-M to MUN, R-2 to CP, R-M to CP, A to OS, CN to OS, LI to OS, R-1-8 to OS, R-2 to OS, R-M to OS, LI to PQP, R-1-8 to PQP, R-2 to PQP, R-M PQP, CG to RN, LI to RN, CN to RN, CP to RN, R-M to UP and CG 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 MUN Mixed Use Neighborhood, PQP Public/Quasi-Public, CIC Combined Industrial/Commercial, LI Light Industrial, MUC Mixed Use Commercial, OS Open Space, CP Commercial Pedestrian, R-1-8, R-2, UR Urban Residential Zoning District as a conforming district to the respective MUN Mixed Use Neighborhood, CIC Combined Industrial/Commercial, LI Light Industrial, MUC Mixed Use Commercial, NCC Neighborhood/Community Commercial, OSPH Open Space, Parklands and Habitat, PQP Public/Quasi-Public, RN Residential Neighborhood, UR Urban Residential 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 the 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. C22-065, C22-066, C22-067, C22-068, C22-069, C22-070, C22-071, C22-072, and C22-073 would not result in a decrease of residential capacity. Among the proposed properties, 110 properties would have a total of 1,221 down-zoned units, 104 properties would have a total of 8,576 up-zoned units and 72 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 7,355 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 that are considerably different from those analyzed in the FPEIR, SIER, and Addenda been identified.

CONCLUSION

The proposed Conforming Rezoning of 286 properties, in which 69 properties from R-M Multifamily Residential zoning district to UR Urban Residential zoning district, 48 properties from R-2 Two-family Residential zoning district to MUN Mixed Use Neighborhood zoning district, 37 properties from CP Commercial Pedestrian zoning district to MUC Mixed Use Commercial zoning district, 20 properties from R-2 Two-family Residential zoning district to OS Open Space zoning district, 16 properties from R-2 Two-family Residential zoning district to MUC Mixed Use Commercial zoning district, 12 properties from CN Commercial Neighborhood zoning district to R-1-8 Single-family Residential zoning district, eight properties from R-M Multifamily Residential zoning district to MUN Mixed Use Neighborhood zoning district, seven properties from R-1-8 Single-family Residential zoning district to OS Open Space zoning district, six properties from CN Commercial Neighborhood zoning district to MUC Mixed Use Commercial zoning district, six properties from CP Commercial Pedestrian zoning district to MUN Mixed Use Neighborhood zoning district, six properties from LI Light Industrial zoning district to R-1-8 Single-family Residential zoning district, five properties from R-2 Two-family Residential zoning district to CP Commercial Pedestrian zoning district, five properties from R-1-8 Single-family Residential zoning district to PQP Public/Quasi-Public zoning district, five properties from R-2 Two-family Residential zoning district to PQP Public/Quasi-Public zoning district, five properties from CG Commercial General zoning district to UR Urban Residential zoning district, five properties from R-1-8 Single-family Residential zoning district to LI Light Industrial zoning district, four properties from LI Light Industrial zoning district to OS Open Space zoning district, four properties from CP Commercial Pedestrian zoning district to R-1-8 Single-family Residential zoning district, three properties from R-M Multifamily Residential zoning district to PQP Public/Quasi-Public zoning district, two properties from LI Light Industrial zoning district to CIC Combined Industrial/Commercial zoning district, two properties from R-M Multifamily Residential zoning district to MUC Mixed Use Commercial zoning district, two properties from LI Light Industrial zoning district to PQP Public/Quasi-Public zoning district, two properties from CG Commercial General zoning district to R-1-8 Single-family Residential zoning district, one property from R-2 Two-family Residential zoning district to LI Light Industrial zoning district, one property from CO Commercial Office zoning district to MUC Mixed Use Commercial zoning district, one property from LI Light Industrial zoning district to MUC Mixed Use Commercial zoning district, one property from R-M Multifamily Residential zoning district to CP Commercial Pedestrian zoning district, one property from A Agriculture zoning district to OS Open Space zoning district, one property from CN Commercial Neighborhood zoning district to OS Open Space zoning district, and one property from R-M Multifamily Residential zoning district to OS Open Space zoning district; 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. C22-065, C22-066, C22-067, C22-068, C22-069, C22-070, C22-071, C22-072, and C22-073 on July 4, 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 rezoning process, frequently asked questions, and where they can view an interactive rezoning map that shows properties that have been rezoned. The website can be accessed at www.bit.ly/SJZoningAlignment.

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 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.

Attachments: Draft Ordinance

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SAN JOSE REZONING 69 PROPERTIES FROM R-M MULTIFAMILY RESIDENTIAL ZONING DISTRICT TO UR URBAN RESIDENTIAL ZONING DISTRICT, 48 PROPERTIES FROM R-2 TWO-FAMILY RESIDENTIAL ZONING DISTRICT TO MUN MIXED USE NEIGHBORHOOD ZONING DISTRICT, 37 PROPERTIES FROM CP COMMERCIAL PEDESTRIAN ZONING DISTRICT TO MUC MIXED USE COMMERCIAL ZONING DISTRICT, 20 PROPERTIES FROM R-2 TWO-FAMILY RESIDENTIAL ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, 16 PROPERTIES FROM R-2 TWO-FAMILY RESIDENTIAL ZONING DISTRICT TO MUC MIXED USE COMMERCIAL ZONING DISTRICT, 12 PROPERTIES FROM CN COMMERCIAL NEIGHBORHOOD ZONING DISTRICT TO R-1-8 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, EIGHT PROPERTIES FROM R-M MULTIFAMILY RESIDENTIAL ZONING DISTRICT TO MUN MIXED USE NEIGHBORHOOD ZONING DISTRICT, SEVEN PROPERTIES FROM R-1-8 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, SIX PROPERTIES FROM CN COMMERCIAL NEIGHBORHOOD ZONING DISTRICT TO MUC MIXED USE COMMERCIAL ZONING DISTRICT, SIX PROPERTIES FROM CP COMMERCIAL PEDESTRIAN ZONING DISTRICT TO MUN MIXED USE NEIGHBORHOOD ZONING DISTRICT, SIX PROPERTIES FROM LI LIGHT INDUSTRIAL ZONING DISTRICT TO R-1-8 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, FIVE PROPERTIES FROM R-2 TWO-FAMILY RESIDENTIAL ZONING DISTRICT TO CP COMMERCIAL PEDESTRIAN ZONING DISTRICT, FIVE PROPERTIES FROM R-1-8 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, FIVE PROPERTIES FROM R-2 TWO-FAMILY RESIDENTIAL ZONING DISTRICT TO PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, FIVE PROPERTIES FROM CG COMMERCIAL GENERAL ZONING DISTRICT TO UR URBAN RESIDENTIAL ZONING DISTRICT, FIVE PROPERTIES FROM R-1-8 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO LI LIGHT INDUSTRIAL ZONING DISTRICT, FOUR PROPERTIES FROM LI LIGHT INDUSTRIAL ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, FOUR PROPERTIES FROM CP COMMERCIAL PEDESTRIAN ZONING DISTRICT TO R-1-8 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, THREE

PROPERTIES FROM R-M MULTIFAMILY RESIDENTIAL ZONING DISTRICT TO PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, TWO PROPERTIES FROM LI LIGHT INDUSTRIAL ZONING DISTRICT TO CIC COMBINED INDUSTRIAL/ COMMERCIAL ZONING DISTRICT, TWO PROPERTIES FROM R-M MULTIFAMILY RESIDENTIAL ZONING DISTRICT TO MUC MIXED USE COMMERCIAL ZONING DISTRICT, TWO PROPERTIES FROM LI LIGHT INDUSTRIAL ZONING DISTRICT TO PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, TWO PROPERTIES FROM CG COMMERCIAL GENERAL ZONING DISTRICT TO R-1-8 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, ONE PROPERTY FROM R-2 TWO-FAMILY RESIDENTIAL ZONING DISTRICT TO LI LIGHT INDUSTRIAL ZONING DISTRICT, ONE PROPERTY FROM CO COMMERCIAL OFFICE ZONING DISTRICT TO MUC MIXED USE COMMERCIAL ZONING DISTRICT, ONE PROPERTY FROM LI LIGHT INDUSTRIAL ZONING DISTRICT TO MUC MIXED USE COMMERCIAL ZONING DISTRICT, ONE PROPERTY FROM R-M MULTIFAMILY RESIDENTIAL ZONING DISTRICT TO CP COMMERCIAL PEDESTRIAN ZONING DISTRICT, ONE PROPERTY FROM A AGRICULTURE ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, ONE PROPERTY FROM CN COMMERCIAL NEIGHBORHOOD ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, AND ONE PROPERTY FROM R-M MULTIFAMILY RESIDENTIAL ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, 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 MUN Mixed Use Neighborhood, PQP Public/Quasi-Public, CIC Combined Industrial/Commercial, LI Light Industrial, MUC Mixed Use Commercial, OS Open Space, CP Commercial Pedestrian, R-1-8 Single Family Residential, R-2 Two-Family Residential, 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 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. C22-065, C22-066, C22-067, C22-068, C22-069, C22-070, C22-071, C22-072, and C22-073) would not decrease the residential units satisfying Senate Bill 330 and Senate Bill 940 requirements; the change in existing zoning decreases residential capacity by 1,221 residential units which is balanced by rezoning that increases residential capacity by 8,576 residential units. Therefore, the rezoning results in a surplus of 7,355 residential units available ($8,576 - 1,221 = 7,355$ 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 MUN Mixed Use Neighborhood, PQP Public/Quasi-Public, CIC Combined Industrial/Commercial, LI Light Industrial, MUC Mixed Use Commercial, OS Open Space, CP Commercial Pedestrian, R-1-8 Single Family Residential, R-2 Two-Family Residential, and UR Urban Residential 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. C22-065, C22-066, C22-067, C22-068, C22-069, C22-070, C22-071, C22-072, and C22-073 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. C22-065, C22-066, C22-067, C22-068, C22-069, C22-070, C22-071, C22-072, and C22-073: 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	47201009	CIC	LI	CIC	0
2	47201008	CIC	LI	CIC	0
3	46736101	LI	R-2	LI	-1
4	47206039	LI	R-1-8	LI	-1
5	47206040	LI	R-1-8	LI	-1
6	47206041	LI	R-1-8	LI	-1
7	47206060	LI	R-1-8	LI	-1
8	47206061	LI	R-1-8	LI	-1
9	26418050	MUC	CP	MUC	-14
10	26418039	MUC	R-2	MUC	7
11	26418040	MUC	R-2	MUC	7
12	26418041	MUC	CO	MUC	11
13	26418052	MUC	R-2	MUC	11
14	26418042	MUC	R-M	MUC	-15
15	26448001	MUC	R-2	MUC	7
16	26448113	MUC	R-2	MUC	17
17	26448005	MUC	LI	MUC	9
18	26448005	MUC	R-2	MUC	6
19	47214023	MUC	CP	MUC	-16
20	47212078	MUC	CP	MUC	-12
21	47212088	MUC	CP	MUC	-21
22	47213105	MUC	CP	MUC	-6
23	47214022	MUC	R-2	MUC	6
24	47213106	MUC	CP	MUC	-3
25	47213108	MUC	CP	MUC	-6
26	47213035	MUC	CP	MUC	-13
27	47213109	MUC	CP	MUC	-17

No	APN	General Plan	Existing Zoning	Conforming Zoning	Residential Capacity
28	47213038	MUC	CP	MUC	-14
29	47213057	MUC	CP	MUC	-26
30	47213099	MUC	CP	MUC	-27
31	47213082	MUC	CP	MUC	-9
32	47213083	MUC	CP	MUC	-12
33	47213084	MUC	CP	MUC	-4
34	47213085	MUC	CP	MUC	-5
35	47213034	MUC	R-2	MUC	5
36	47213039	MUC	R-2	MUC	5
37	47213010	MUC	R-2	MUC	6
38	47213081	MUC	CP	MUC	-5
39	47213086	MUC	CP	MUC	-9
40	47213087	MUC	CP	MUC	-9
41	47704007	MUC	R-2	MUC	7
42	47704032	MUC	CP	MUC	-21
43	47704034	MUC	CP	MUC	-24
44	47703077	MUC	CP	MUC	-5
45	47703104	MUC	CP	MUC	-3
46	47703100	MUC	CP	MUC	-8
47	47703080	MUC	R-2	MUC	7
48	47703118	MUC	CP	MUC	-21
49	47703119	MUC	CP	MUC	-19
50	47703133	MUC	CP	MUC	-21
51	47703097	MUC	CP	MUC	-21
52	47703054	MUC	CP	MUC	-4
53	47703136	MUC	CP	MUC	-29
54	47703101	MUC	CP	MUC	-8
55	47702046	MUC	CP	MUC	-14
56	47703057	MUC	R-2	MUC	7
57	47703130	MUC	CP	MUC	-12
58	47703052	MUC	R-2	MUC	8
59	47703053	MUC	CP	MUC	-9
60	47703035	MUC	R-2	MUC	7
61	47703132	MUC	CP	MUC	-9
62	47702045	MUC	CP	MUC	-5
63	47213111	MUC	CP	MUC	-8

No	APN	General Plan	Existing Zoning	Conforming Zoning	Residential Capacity
64	26418051	MUC	R-2	MUC	7
65	47229095	MUC	CN	MUC	-18
66	47229096	MUC	R-M	MUC	-14
67	47228052	MUC	CN	MUC	-4
68	47228053	MUC	CN	MUC	-4
69	47229093	MUC	CN	MUC	-8
70	47229094	MUC	CN	MUC	-8
71	47228093	MUC	CN	MUC	-6
72	43410084	MUN	R-2	MUN	6
73	43411081	MUN	R-2	MUN	4
74	43411037	MUN	R-2	MUN	4
75	43411038	MUN	R-2	MUN	4
76	43411039	MUN	R-2	MUN	4
77	43411040	MUN	R-2	MUN	4
78	43411069	MUN	R-2	MUN	4
79	43411070	MUN	R-2	MUN	4
80	43410063	MUN	R-2	MUN	6
81	43410071	MUN	R-2	MUN	6
82	43410064	MUN	CP	MUN	-25
83	43410065	MUN	CP	MUN	-12
84	43410066	MUN	CP	MUN	-12
85	43410067	MUN	CP	MUN	-12
86	43411071	MUN	R-2	MUN	4
87	43411072	MUN	R-2	MUN	4
88	43411073	MUN	R-2	MUN	4
89	43411074	MUN	CP	MUN	-11
90	43411075	MUN	CP	MUN	-11
91	43411076	MUN	R-2	MUN	4
92	43411080	MUN	R-2	MUN	4
93	26440064	MUN	R-2	MUN	4
94	26440065	MUN	R-2	MUN	5
95	26439070	MUN	R-2	MUN	5
96	26439071	MUN	R-2	MUN	4
97	26439072	MUN	R-2	MUN	4
98	26439073	MUN	R-2	MUN	4
99	26439075	MUN	R-2	MUN	3

No	APN	General Plan	Existing Zoning	Conforming Zoning	Residential Capacity
100	26439109	MUN	R-2	MUN	3
101	26439077	MUN	R-2	MUN	3
102	43412037	MUN	R-2	MUN	4
103	43412038	MUN	R-2	MUN	4
104	43412039	MUN	R-2	MUN	4
105	43412040	MUN	R-2	MUN	4
106	43412041	MUN	R-2	MUN	4
107	26440073	MUN	R-2	MUN	4
108	43411033	MUN	R-2	MUN	5
109	43411002	MUN	R-2	MUN	5
110	43411003	MUN	R-2	MUN	5
111	43411004	MUN	R-2	MUN	5
112	43412004	MUN	R-M	MUN	-8
113	43412090	MUN	R-M	MUN	-16
114	26439108	MUN	R-2	MUN	4
115	26439060	MUN	R-2	MUN	4
116	26439120	MUN	R-2	MUN	5
117	26439121	MUN	R-2	MUN	4
118	26439122	MUN	R-2	MUN	5
119	26439064	MUN	R-2	MUN	4
120	26439065	MUN	R-2	MUN	4
121	26440074	MUN	R-2	MUN	4
122	26440059	MUN	R-2	MUN	5
123	26440060	MUN	R-2	MUN	4
124	26440061	MUN	R-2	MUN	4
125	26440062	MUN	R-2	MUN	4
126	26440063	MUN	R-2	MUN	4
127	47212041	MUN	R-M	MUN	-25
128	47212076	MUN	R-M	MUN	-26
129	47212077	MUN	R-M	MUN	-16
130	47212075	MUN	R-M	MUN	-13
131	47212044	MUN	R-M	MUN	-36
132	47220109	MUN	R-2	MUN	7
133	43444C01	MUN	R-M	MUN	-37
134	43410003	NCC	R-2	CP	16
135	43410004	NCC	R-2	CP	15

No	APN	General Plan	Existing Zoning	Conforming Zoning	Residential Capacity
136	26423055	NCC	R-2	CP	9
137	26423056	NCC	R-2	CP	22
138	26441074	NCC	R-2	CP	34
139	47223122	NCC	R-M	CP	2
140	43411043	OSPH	R-2	OS	-1
141	26440118	OSPH	R-2	OS	-2
142	26440085	OSPH	R-2	OS	-1
143	26440122	OSPH	R-2	OS	-1
144	26440081	OSPH	R-2	OS	-1
145	26440125	OSPH	R-2	OS	-1
146	26440042	OSPH	R-2	OS	-1
147	26440038	OSPH	R-2	OS	-1
148	26440124	OSPH	R-2	OS	-2
149	26440092	OSPH	R-2	OS	-1
150	26440093	OSPH	R-2	OS	-1
151	26441089	OSPH	R-2	OS	-11
152	26440126	OSPH	R-2	OS	-1
153	26440116	OSPH	R-2	OS	-1
154	26440117	OSPH	R-2	OS	-1
155	26440103	OSPH	R-2	OS	-1
156	26440078	OSPH	R-2	OS	-1
157	47201007	OSPH	LI	OS	1
158	47201023	OSPH	LI	OS	1
159	47201024	OSPH	LI	OS	1
160	47233011	OSPH	LI	OS	1
161	47233011	OSPH	R-1-8	OS	-16
162	47233012	OSPH	R-1-8	OS	-10
163	47208102	OSPH	A	OS	0
164	46750065	OSPH	R-1-8	OS	-1
165	46750064	OSPH	R-1-8	OS	-1
166	47211016	OSPH	R-1-8	OS	-1
167	47705005	OSPH	R-2	OS	-5
168	47705005	OSPH	CN	OS	-14
169	47231042	OSPH	R-1-8	OS	-23
170	47232014	OSPH	R-M	OS	-41
171	26448109	OSPH	R-2	OS	-1

No	APN	General Plan	Existing Zoning	Conforming Zoning	Residential Capacity
172	46750083	OSPH	R-1-8	OS	-4
173	26440095	OSPH	R-2	OS	-5
174	26418047	PQP	R-2	PQP	519
175	47201022	PQP	LI	PQP	991
176	47233007	PQP	R-1-8	PQP	888
177	47233010	PQP	LI	PQP	135
178	47212071	PQP	R-1-8	PQP	44
179	47211016	PQP	R-1-8	PQP	73
180	47212006	PQP	R-1-8	PQP	19
181	47212075	PQP	R-M	PQP	1
182	47704033	PQP	R-M	PQP	1
183	47705001	PQP	R-2	PQP	2691
184	47705002	PQP	R-2	PQP	562
185	47705003	PQP	R-2	PQP	1662
186	47225095	PQP	R-M	PQP	20
187	47212058	PQP	R-1-8	PQP	181
188	43410102	PQP	R-2	PQP	248
189	43405086	RN	LI	R-1-8	1
190	43405081	RN	LI	R-1-8	1
191	43405082	RN	LI	R-1-8	1
192	43405083	RN	LI	R-1-8	1
193	43405084	RN	LI	R-1-8	1
194	43405085	RN	LI	R-1-8	1
195	43404049	RN	CN	R-1-8	-17
196	43405059	RN	CN	R-1-8	-11
197	46737070	RN	CN	R-1-8	-20
198	46737028	RN	CN	R-1-8	-14
199	46737029	RN	CN	R-1-8	-19
200	46737027	RN	CN	R-1-8	-14
201	46737071	RN	CN	R-1-8	-10
202	46737072	RN	CN	R-1-8	-10
203	46737104	RN	CN	R-1-8	-13
204	47219019	RN	CP	R-1-8	-17
205	47219102	RN	CP	R-1-8	-42
206	47222063	RN	CP	R-1-8	-17
207	47222076	RN	CP	R-1-8	-16

No	APN	General Plan	Existing Zoning	Conforming Zoning	Residential Capacity
208	47227060	RN	CG	R-1-8	1
209	47227061	RN	CG	R-1-8	1
210	47228091	RN	CN	R-1-8	-11
211	47228092	RN	CN	R-1-8	-11
212	47228069	RN	CN	R-1-8	-16
213	47212086	UR	R-M	UR	0
214	47223033	UR	R-M	UR	0
215	47223034	UR	R-M	UR	0
216	47223108	UR	R-M	UR	0
217	47212074	UR	R-M	UR	0
218	47212075	UR	R-M	UR	0
219	47212055	UR	R-M	UR	0
220	47224033	UR	R-M	UR	0
221	47224034	UR	R-M	UR	0
222	47224035	UR	R-M	UR	0
223	47224036	UR	R-M	UR	0
224	47224037	UR	R-M	UR	0
225	47224038	UR	R-M	UR	0
226	47224041	UR	R-M	UR	0
227	47224042	UR	R-M	UR	0
228	47224103	UR	R-M	UR	0
229	47224011	UR	R-M	UR	0
230	47224013	UR	R-M	UR	0
231	47224014	UR	R-M	UR	0
232	47224006	UR	R-M	UR	0
233	47223013	UR	R-M	UR	0
234	47223014	UR	R-M	UR	0
235	47223015	UR	R-M	UR	0
236	47223110	UR	R-M	UR	0
237	47223018	UR	R-M	UR	0
238	47223111	UR	R-M	UR	0
239	47223021	UR	R-M	UR	0
240	47223023	UR	R-M	UR	0
241	47223112	UR	R-M	UR	0
242	47224008	UR	R-M	UR	0
243	47224101	UR	R-M	UR	0

No	APN	General Plan	Existing Zoning	Conforming Zoning	Residential Capacity
244	47224102	UR	R-M	UR	0
245	47224031	UR	R-M	UR	0
246	47224032	UR	R-M	UR	0
247	47223103	UR	R-M	UR	0
248	47223104	UR	R-M	UR	0
249	47223105	UR	R-M	UR	0
250	47223106	UR	R-M	UR	0
251	47224007	UR	R-M	UR	0
252	47223010	UR	R-M	UR	0
253	47223011	UR	R-M	UR	0
254	47223012	UR	R-M	UR	0
255	47224111	UR	R-M	UR	0
256	47229004	UR	R-M	UR	0
257	47229005	UR	R-M	UR	0
258	47229010	UR	R-M	UR	0
259	47229011	UR	R-M	UR	0
260	47229098	UR	R-M	UR	0
261	47228062	UR	R-M	UR	0
262	47228063	UR	R-M	UR	0
263	47229012	UR	R-M	UR	0
264	47228061	UR	R-M	UR	0
265	47228064	UR	R-M	UR	0
266	47228065	UR	R-M	UR	0
267	47228066	UR	R-M	UR	0
268	47228067	UR	R-M	UR	0
269	47228068	UR	R-M	UR	0
270	47227024	UR	R-M	UR	0
271	47227035	UR	R-M	UR	0
272	47227036	UR	R-M	UR	0
273	47227037	UR	R-M	UR	0
274	47227038	UR	R-M	UR	0
275	47228097	UR	R-M	UR	0
276	47228016	UR	R-M	UR	0
277	47228017	UR	R-M	UR	0
278	47228018	UR	R-M	UR	0
279	47227028	UR	R-M	UR	0

No	APN	General Plan	Existing Zoning	Conforming Zoning	Residential Capacity
280	47227029	UR	R-M	UR	0
281	47227030	UR	CG	UR	14
282	47227031	UR	CG	UR	14
283	47227032	UR	CG	UR	14
284	47227017	UR	CG	UR	14
285	47227023	UR	R-M	UR	0
286	47227097	UR	CG	UR	28

EXHIBIT "B" EXISTING ZONING AND GENERAL PLAN MAPS

File Nos. C22-065, C22-066, C22-067, C22-068, C22-069, C22-070, C22-071, C22-072, and C22-073: The Zoning District Map is hereby amended as follows:

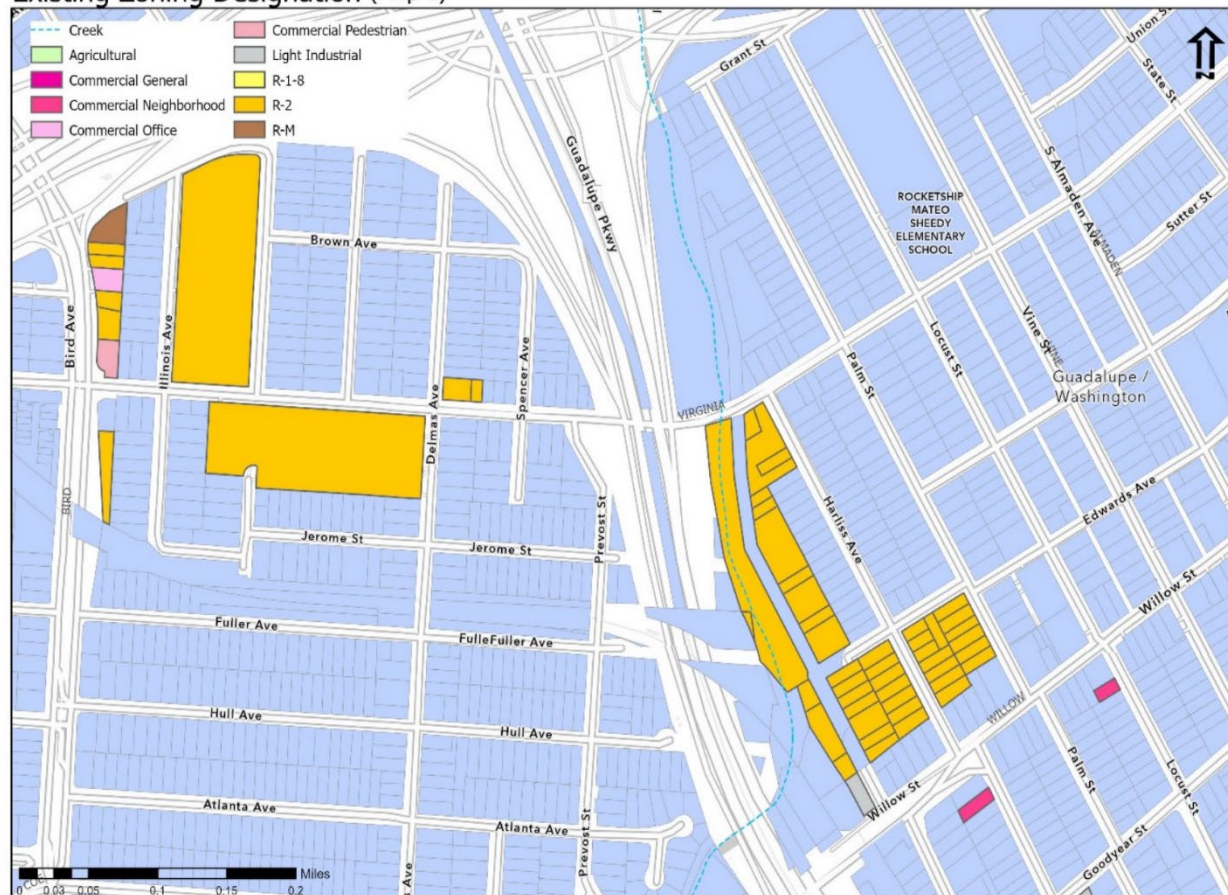
Key Map



City Council Meeting, August 23, 2022

File Nos. C22-065,C22-066, C22-067,C22-068,C22-069,C22-070,C22-071,C22-072,C22-073

Existing Zoning Designation (Map 1)



City Council Meeting, August 23, 2022

File Nos. C22-065,C22-066, C22-067,C22-068,C22-069,C22-070,C22-071,C22-072,C22-073

B-2

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.

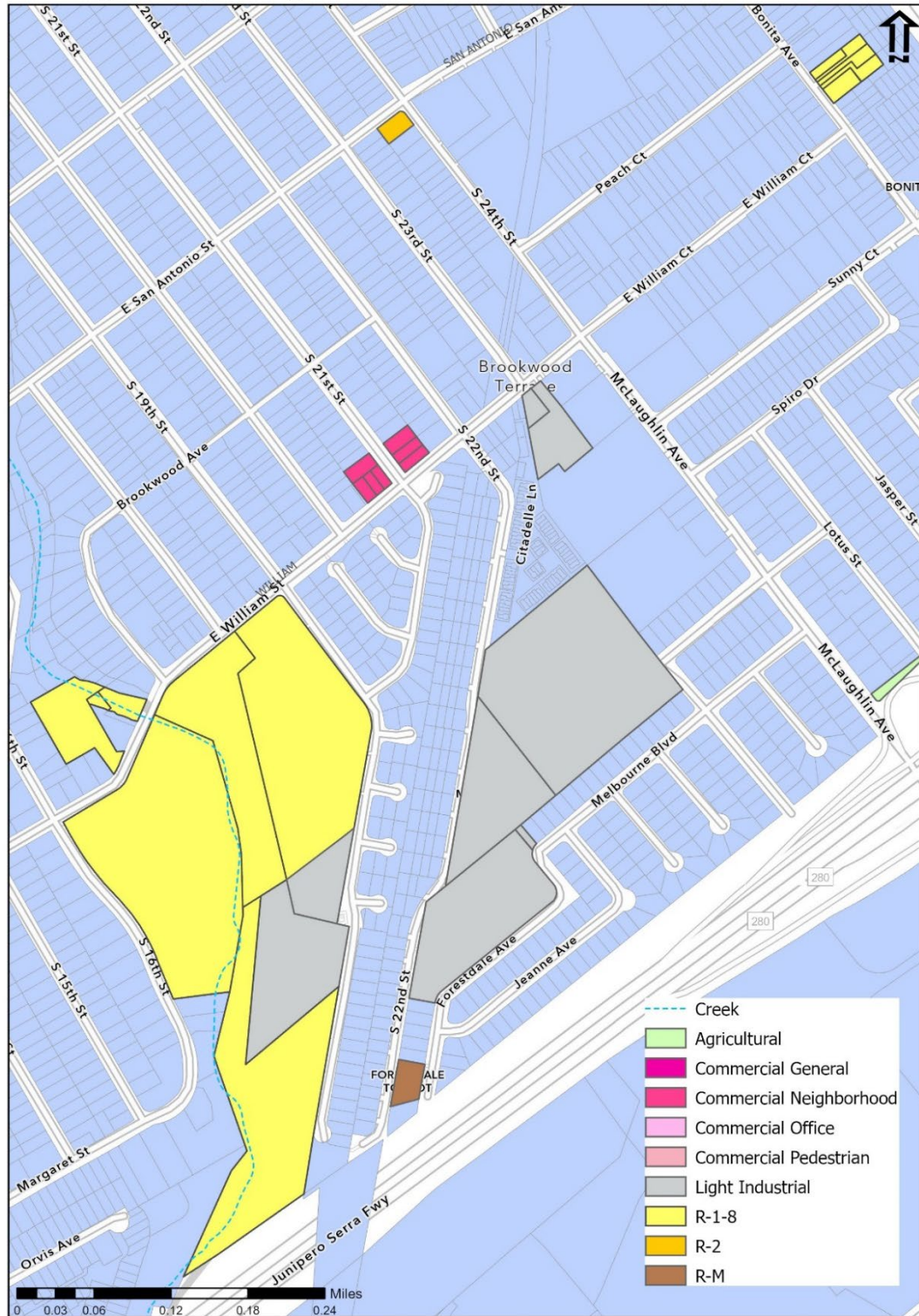
Existing Zoning Designation (Map 2)



City Council Meeting, August 23, 2022

File Nos. C22-065,C22-066, C22-067,C22-068,C22-069,C22-070,C22-071,C22-072,C22-073

Existing Zoning Designation (Map 3)



File Nos. C22-065,C22-066, C22-067,C22-068,C22-069,C22-070,C22-071,C22-072,C22-073

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)



File Nos. C22-065,C22-066, C22-067,C22-068,C22-069,C22-070,C22-071,C22-072,C22-073

B-5

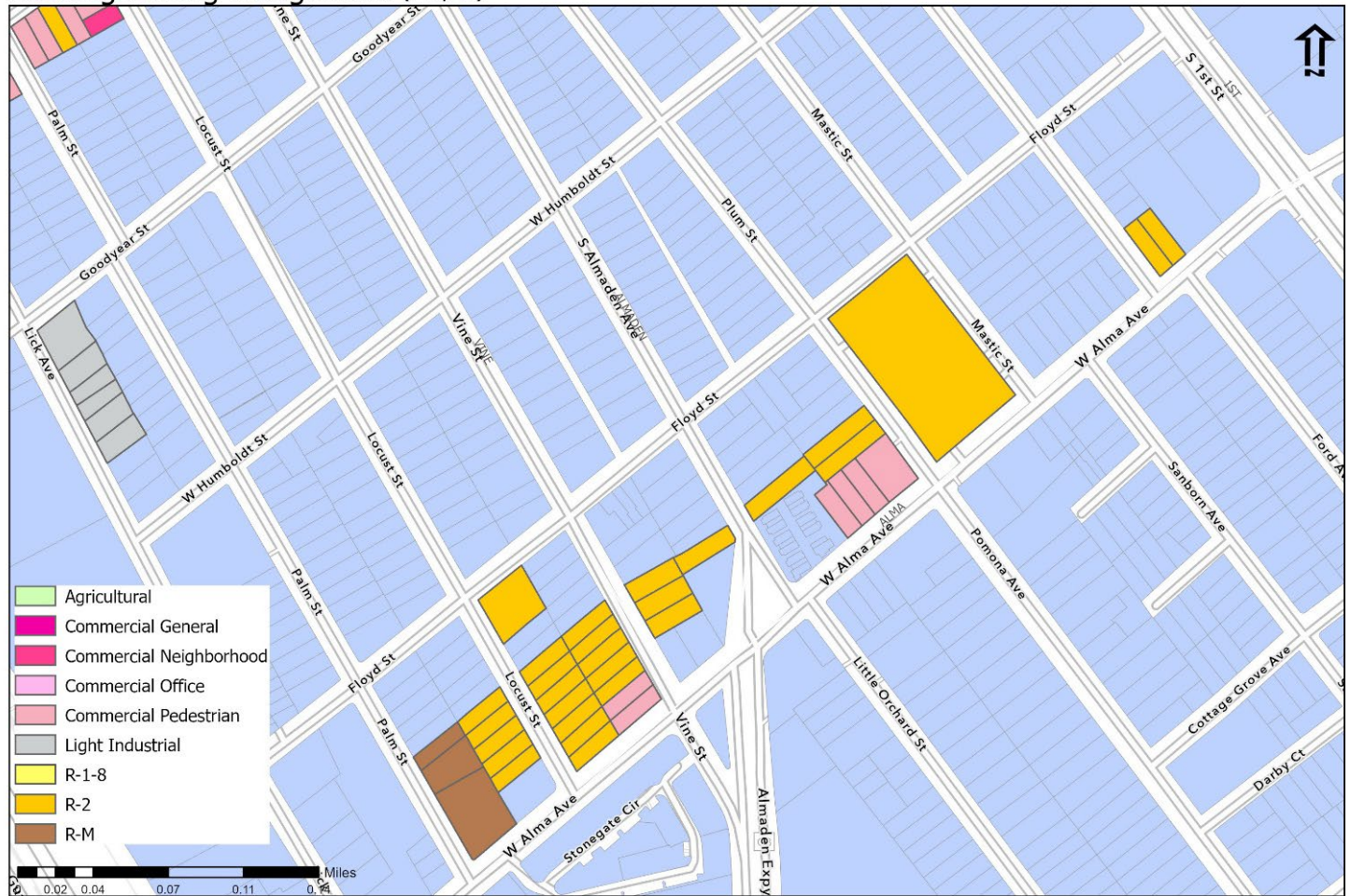
T-51000/1918003

Council Agenda: _____

Item No.: _____

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

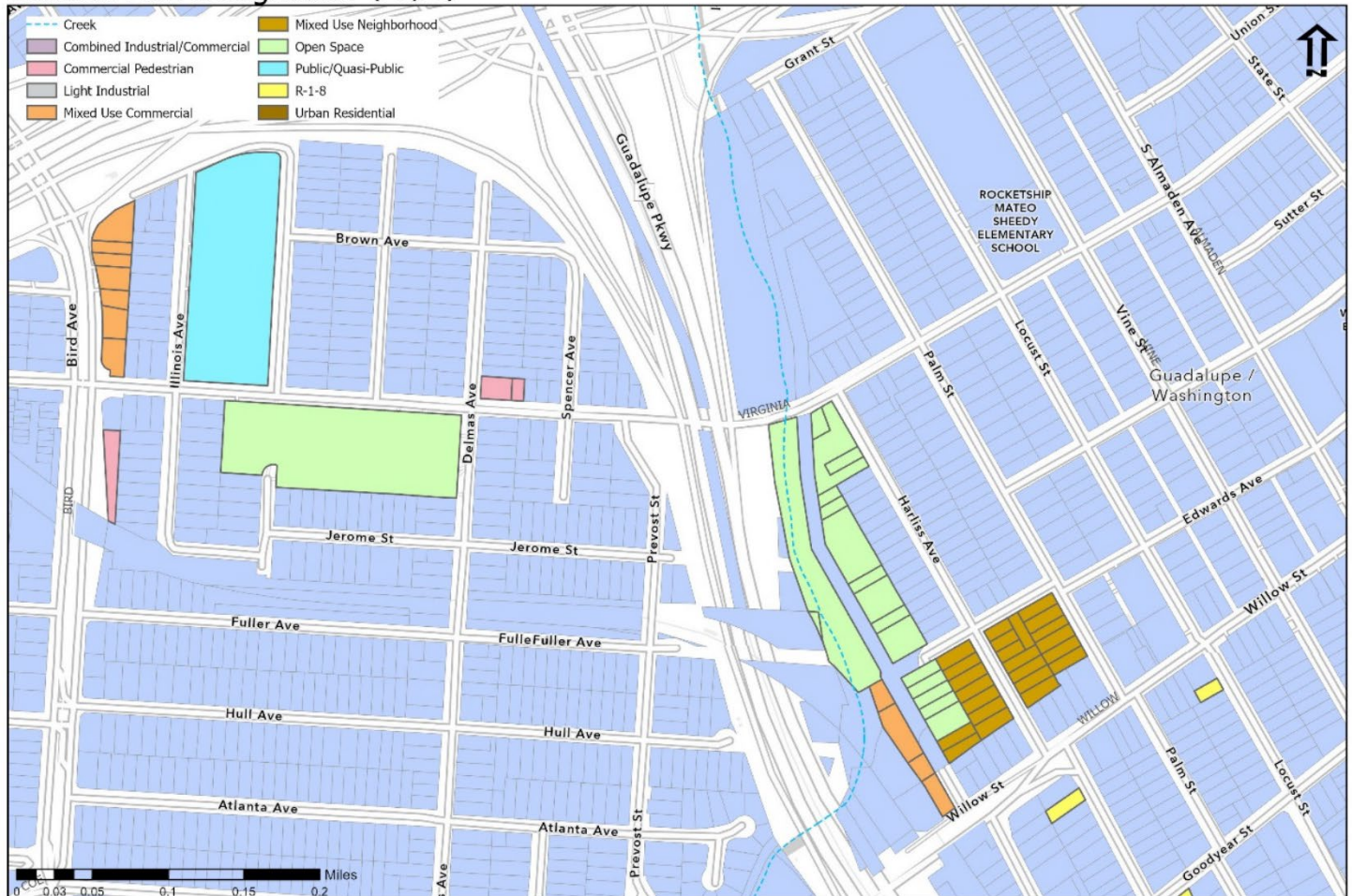
Existing Zoning Designation (Map 5)



City Council Meeting, August 23, 2022

File Nos. C22-065,C22-066, C22-067,C22-068,C22-069,C22-070,C22-071,C22-072,C22-073

General Plan Designation (Map 1)



City Council Meeting, August 23, 2022

File Nos. C22-065,C22-066, C22-067,C22-068,C22-069,C22-070,C22-071,C22-072,C22-073

B-7

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.

General Plan Designation (Map 2)



City Council Meeting, August 23, 2022

File Nos. C22-065, C22-066, C22-067, C22-068, C22-069, C22-070, C22-071, C22-072, C22-073

B-8

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.

General Plan Designation (Map 3)



File Nos. C22-065,C22-066, C22-067,C22-068,C22-069,C22-070,C22-071,C22-072,C22-073

B-9

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.

General Plan Designation (Map 4)



File Nos. C22-065,C22-066, C22-067,C22-068,C22-069,C22-070,C22-071,C22-072,C22-073

B-10

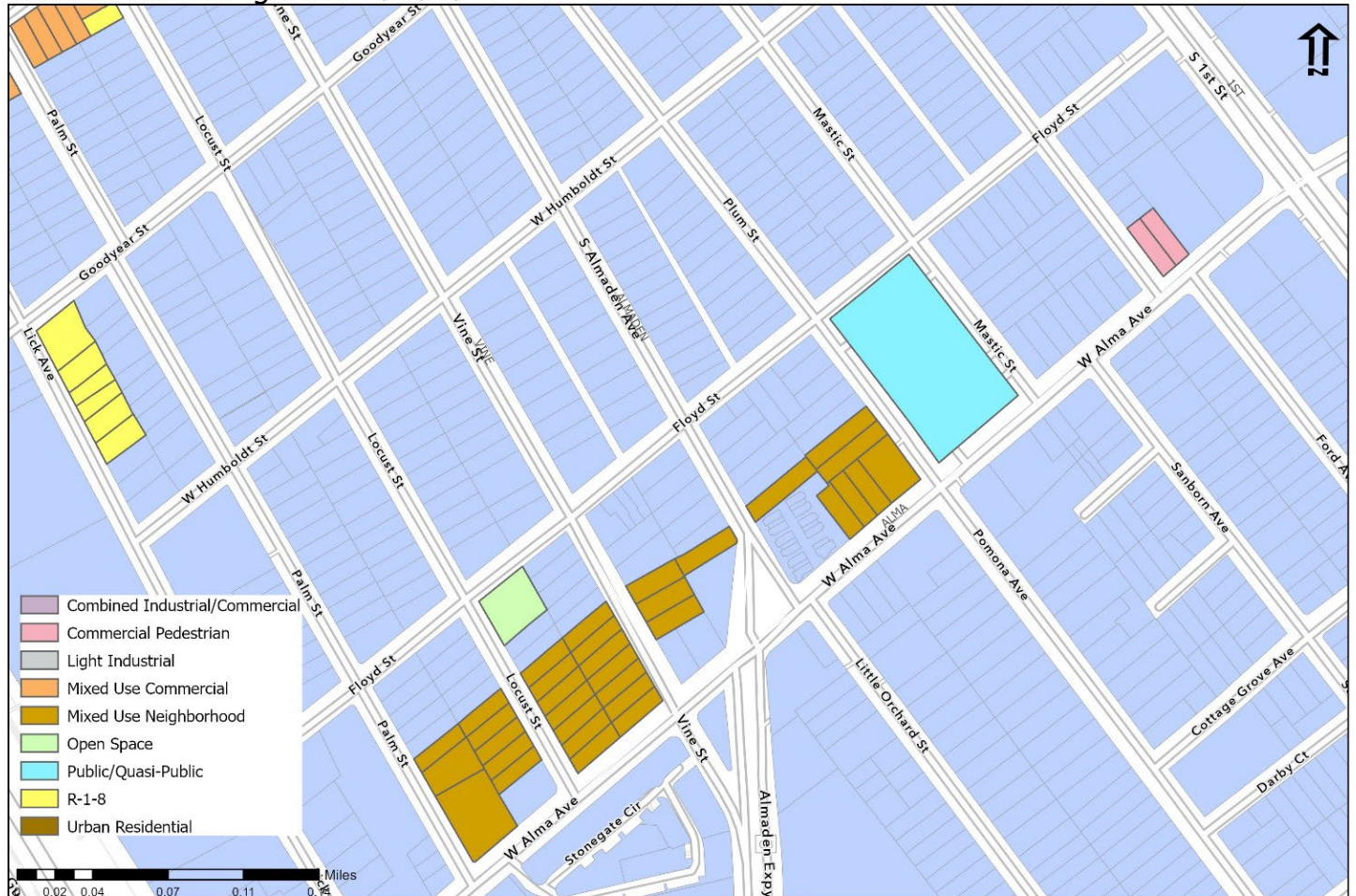
T-51000/1918003

Council Agenda: _____

Item No.: _____

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

General Plan Designation (Map 5)



City Council Meeting, August 23, 2022

File Nos. C22-065,C22-066, C22-067,C22-068,C22-069,C22-070,C22-071,C22-072,C22-073

B-11

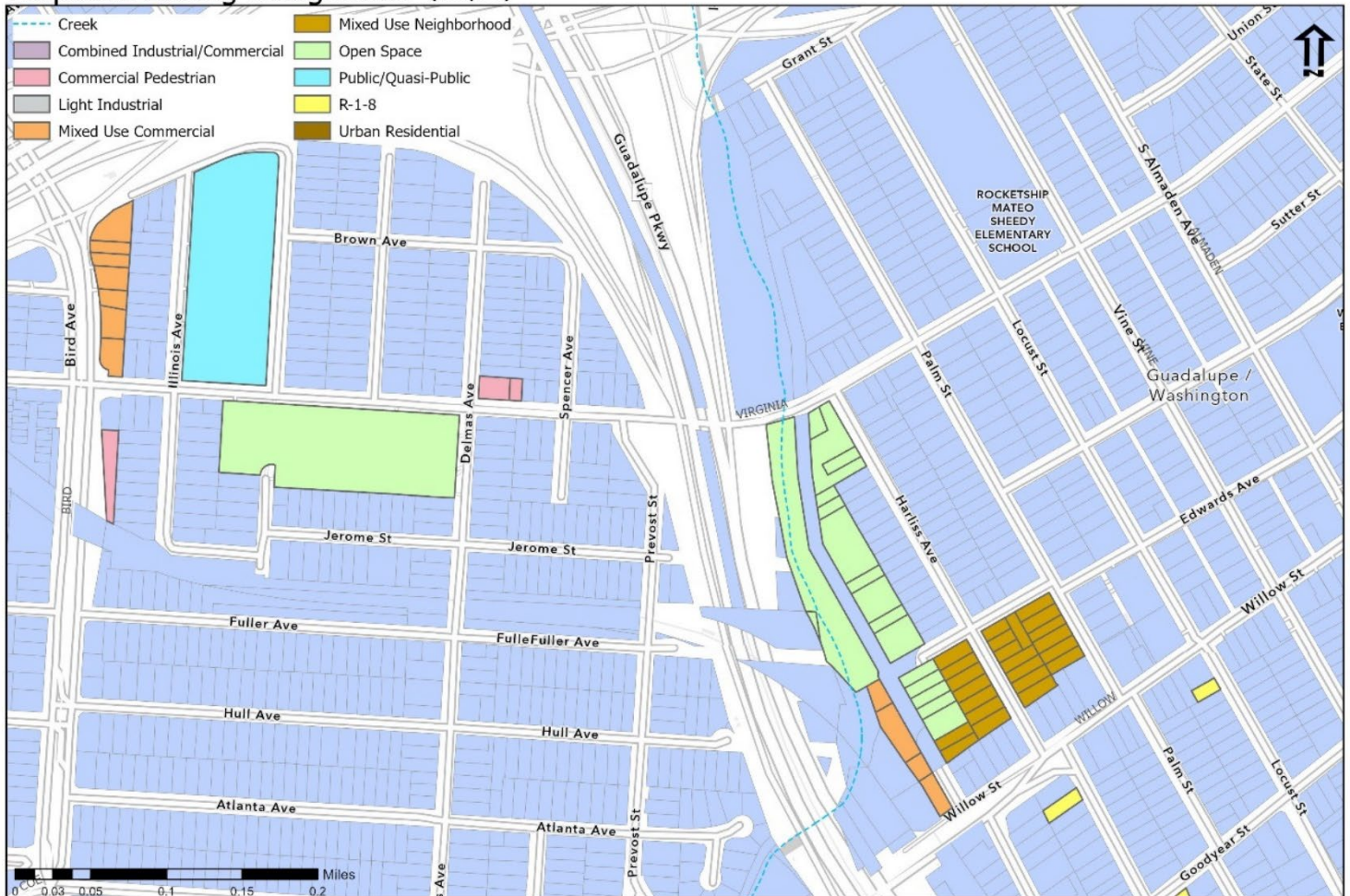
T-51000/1918003

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 1)



City Council Meeting, August 23, 2022

File Nos. C22-065,C22-066, C22-067,C22-068,C22-069,C22-070,C22-071,C22-072,C22-073

B-12

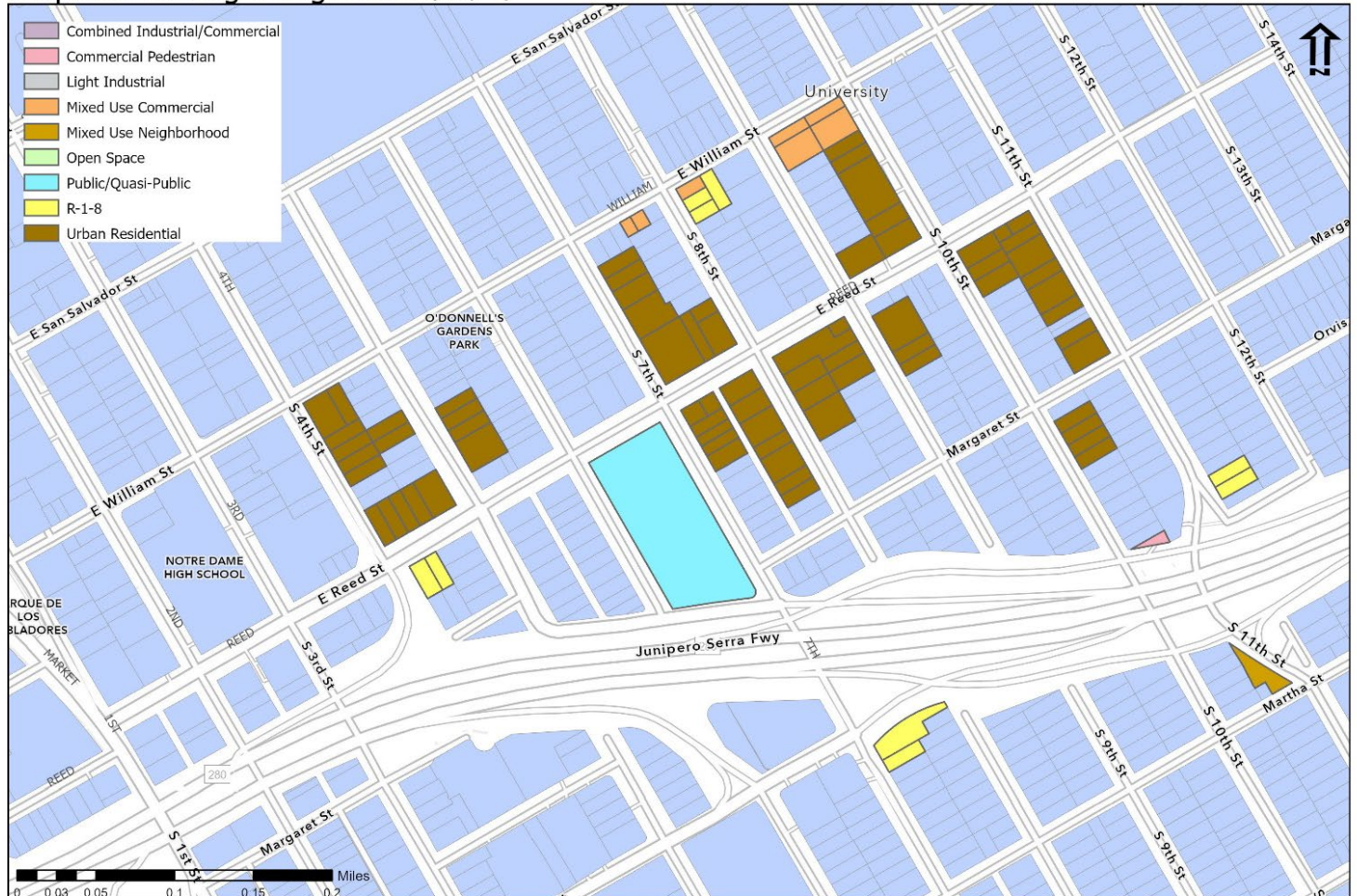
T-51000/1918003

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 2)



City Council Meeting, August 23, 2022

File Nos. C22-065,C22-066, C22-067,C22-068,C22-069,C22-070,C22-071,C22-072,C22-073

Proposed Zoning Designation (Map 3)



File Nos. C22-065,C22-066, C22-067,C22-068,C22-069,C22-070,C22-071,C22-072,C22-073

B-14

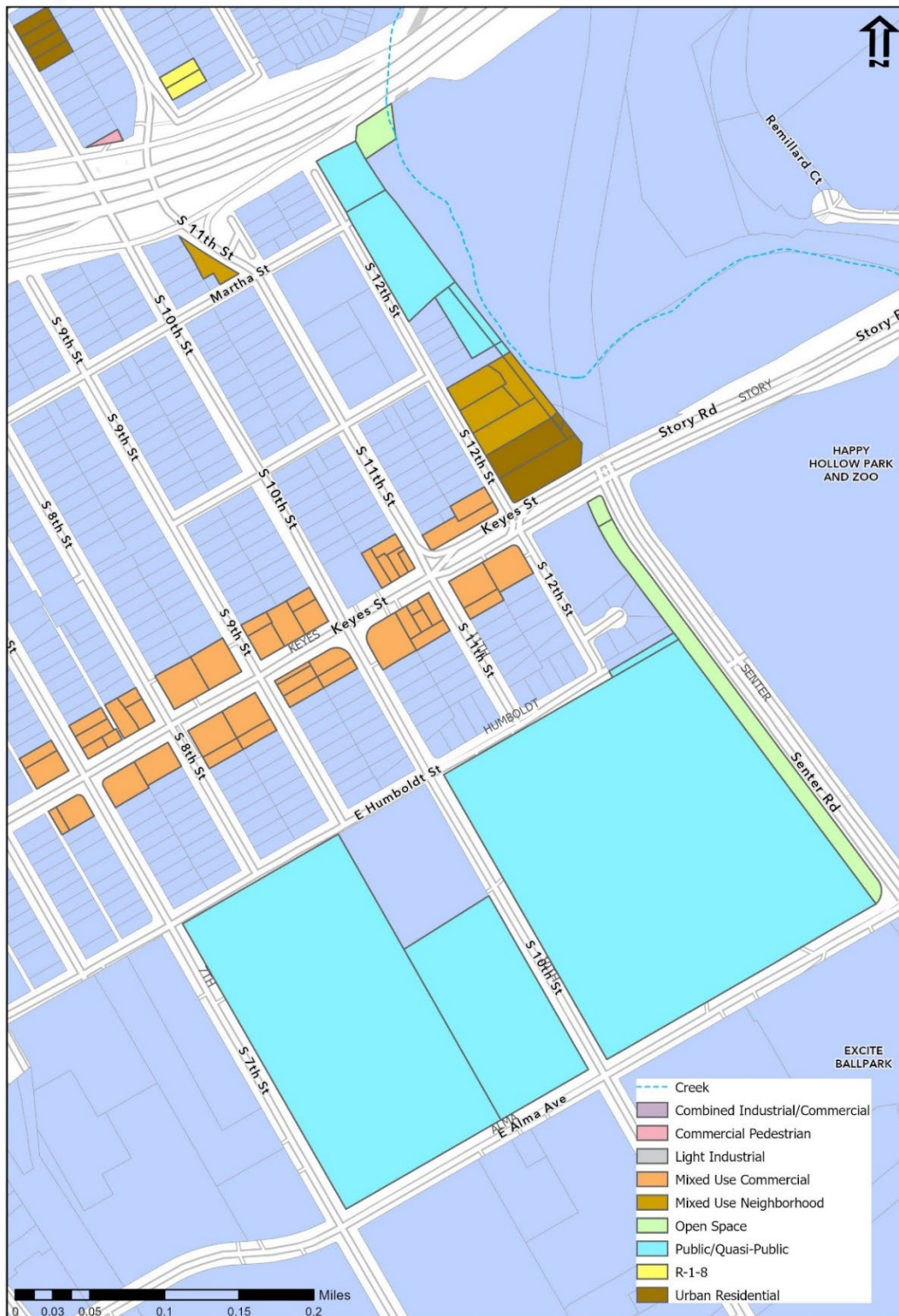
T-51000/1918003

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)



File Nos. C22-065,C22-066, C22-067,C22-068,C22-069,C22-070,C22-071,C22-072,C22-073

B-15

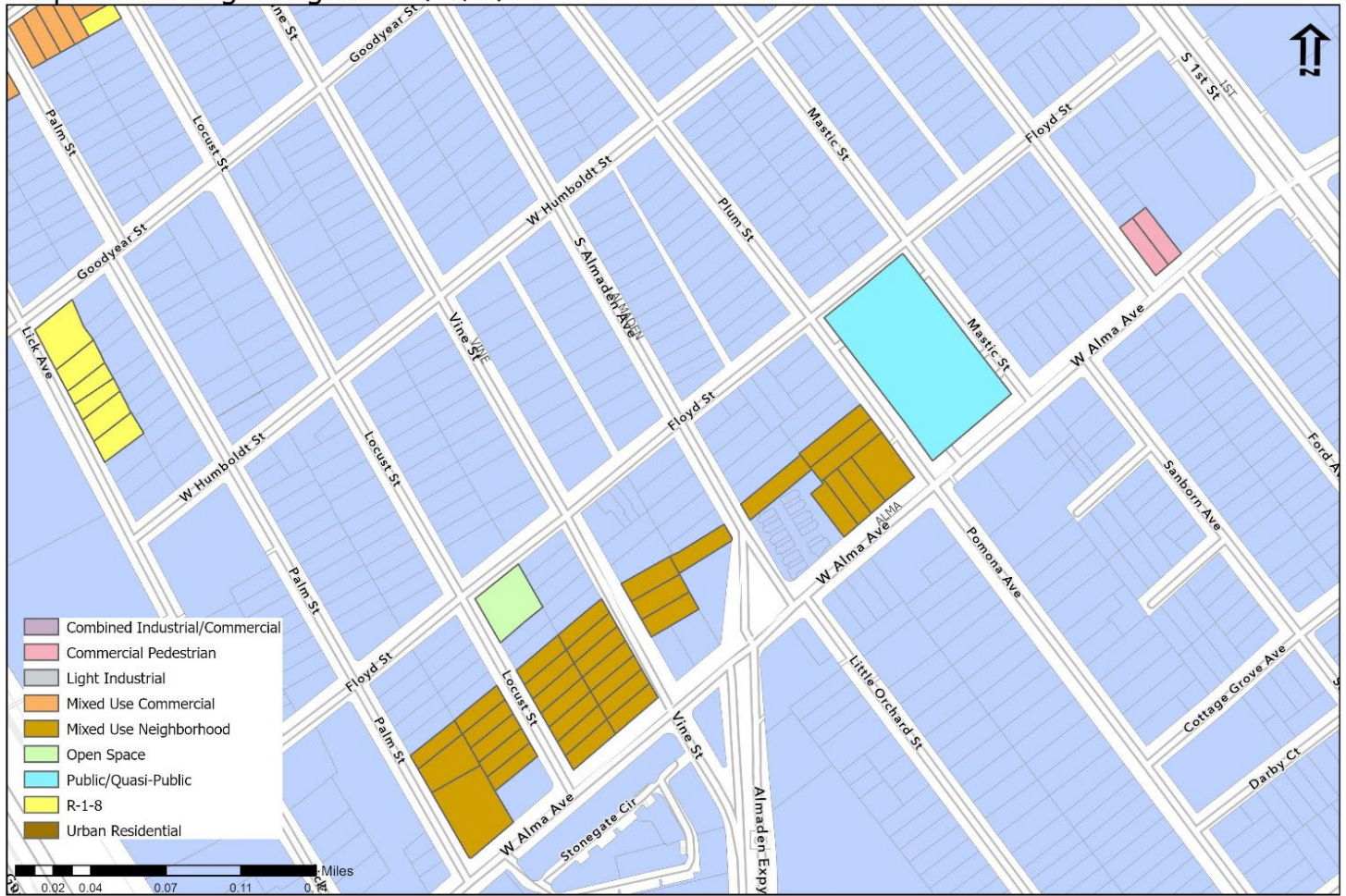
T-51000/1918003

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 5)



City Council Meeting, August 23, 2022

File Nos. C22-065,C22-066, C22-067,C22-068,C22-069,C22-070,C22-071,C22-072,C22-073

B-16

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.