

**DRAFT**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF SAN JOSE REZONING  
CERTAIN REAL PROPERTY OF APPROXIMATELY 0.3  
ACRE LOCATED ON THE NORTHWEST CORNER OF  
MONTEREY ROAD AND BELLEVUE AVENUE (1593  
MONTEREY ROAD) FROM THE LI LIGHT INDUSTRIAL  
ZONING DISTRICT TO THE CN COMMERCIAL  
NEIGHBORHOOD ZONING DISTRICT**

**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 that 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 CN Commercial Neighborhood Zoning District; 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 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;

**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 as CN Commercial Neighborhood Zoning District.

The subject property referred to in this section is all that real property situated in the County of Santa Clara, State of California, described and depicted in Exhibit "A" attached hereto and incorporated herein by this reference.

**SECTION 3.** The district map of the City is hereby amended accordingly.

**SECTION 4.** The land development approval that is the subject of City File No. C17-001 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. The applicant for or recipient of such land use approval hereby acknowledges receipt of notice that the issuance of a building permit to implement such land development approval may be suspended, conditioned or denied where the City Manager has 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 \_\_\_\_\_, 2017 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

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SAM LICCARDO  
Mayor

ATTEST:

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TONI J. TABER, CMC  
City Clerk

**LEGAL DESCRIPTION**

For APN/Parcel ID(s): 434-24-057

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Lot 2 and 3, Block 3, as shown on the Map of Bellevue Tract in South San Jose, recorded September 7, 1887, Book B of Maps, Page 83, Santa Clara County Records, said Lot 2 and 3 in Block 3, also known on the Amended Map of the Bellevue Tract, recorded April 13, 1891, Book E of Maps, Page 99, Santa Clara County Records.







BELLEVUE AVENUE

96.66"

43'-4"

PARCEL NO. 434-24-057

100-210

137.5'

EXISTING STRUCTURE

2'-0"

9'-9"

50'-0"

19'-10"

120'-0"

MONTEREY ROAD

0 10 20 40  
FEET

**REZONING PLAT**

1593 MONTEREY ROAD, SAN JOSE, CA 95110 - APN: 434-24-057

TITLE OF PLAT PLAT MAP FOR REZONING FROM LI TO CN  
 ENGINEERING COMPANY N.N. ENGINEERING SERVICES  
 ADDRESS 22528 POPPY DR., CUPERTINO, CA 95014  
 PHONE NUMBER (408) 873-7972  
 ENGINEER'S LICENSE NO. & SEAL C58134

DATE 12/15/2016  
 SCALE 1/32" = 1'-0"  
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