CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Councilmember Raul Peralez

SUBJECT: 645 HORNING STREET
PERMIT & REZONING

DATE: May 8, 2018

Approved by: _(signature)_

Date: 5/8/18

RECOMMENDATION

Accept planning commission's recommendation to:

1. Adopt a resolution approving the Mitigated Negative Declaration for the 645 Horning St.
2. Approve an ordinance of the City of San José rezoning 645 Horning Street from Light Industrial Zoning District to Planned Development Zoning District
3. Adopt a resolution approving a Planned Development Permit to allow the demolition of existing structures and allow new construction.

BACKGROUND

Industrial areas that have been not been maintained deter future investment and potential revenue to neighboring businesses due to visible blight and deteriorating infrastructure. The 13th Street/Oakland Road corridor has historically battled blighted empty surface lots and vacant ground floor spaces, creating a long time nuisance to many residents in our city. This proposed project, supported by both the Planning Commission and the Planning Department, is a step forward in positive growth. 645 Horning Street is also in alignment with our City's general plan to develop critical commercial presence in historically industrial areas. The project will also comply with the US 101/Oakland/Mabury Transportation Development plan and contribute to the end goal of the long-awaited capital improvements for this growth area.

I understand that there are concerns related to impacts from the nature of having a fueling station, restaurant and storage facility adjacent to a residential neighborhood. I expect that the applicant will work in tandem with local neighborhoods to be a positive presence and ensure a collaborative relationship with the surrounding community throughout the process. The proposed project at this high visibility corner will allow for an opportunity to finally transform this blighted lot and bring much needed activation to this corner.