City Council Hearing

June 19, 2018

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Planning, Building and Code Enforcement

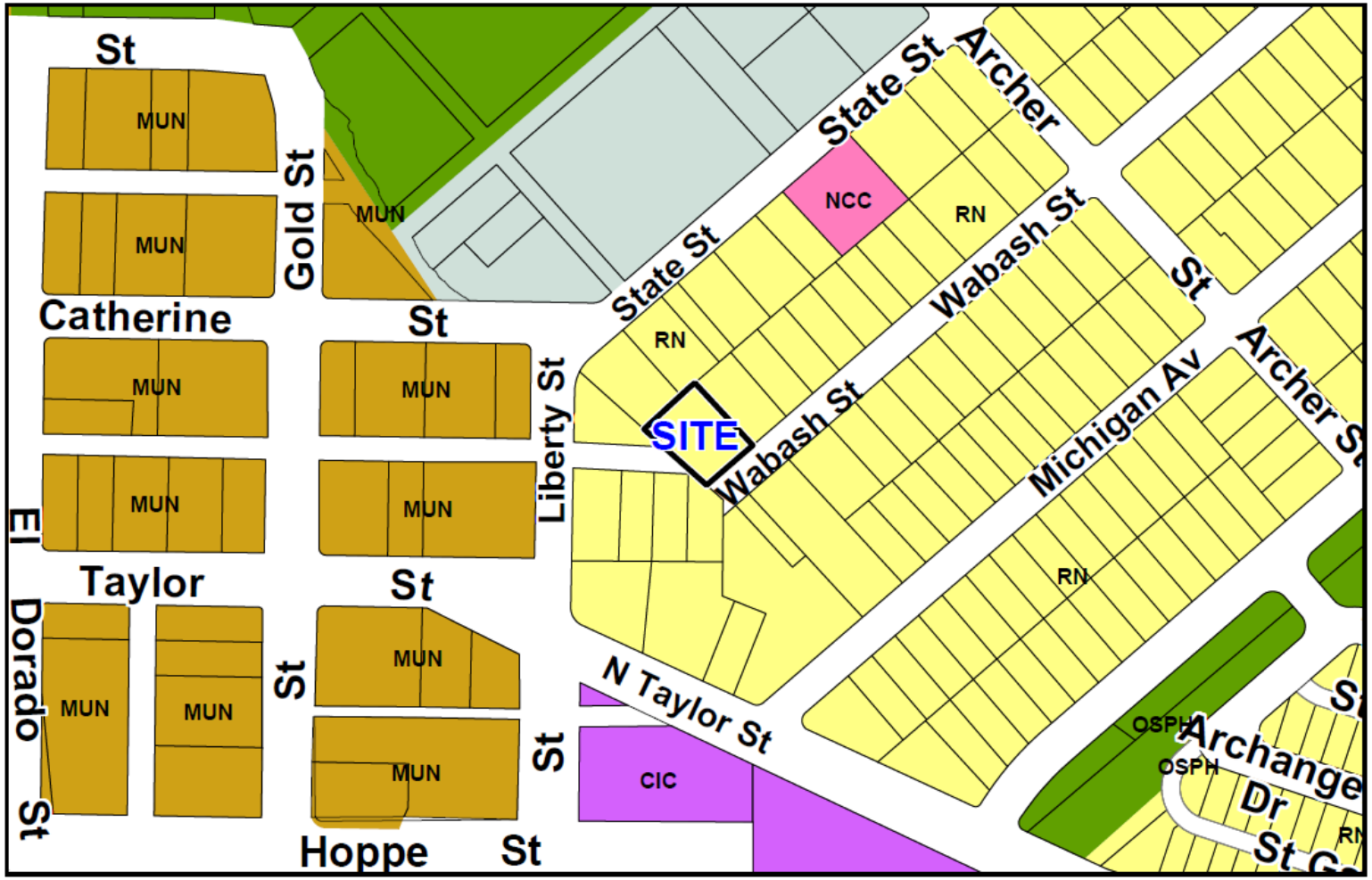
Item 10.1(a)

C16-041 & H16-032: Conforming Rezoning and Site Development Permit at 1090 South De Anza Boulevard—Deferred to 6/26/18

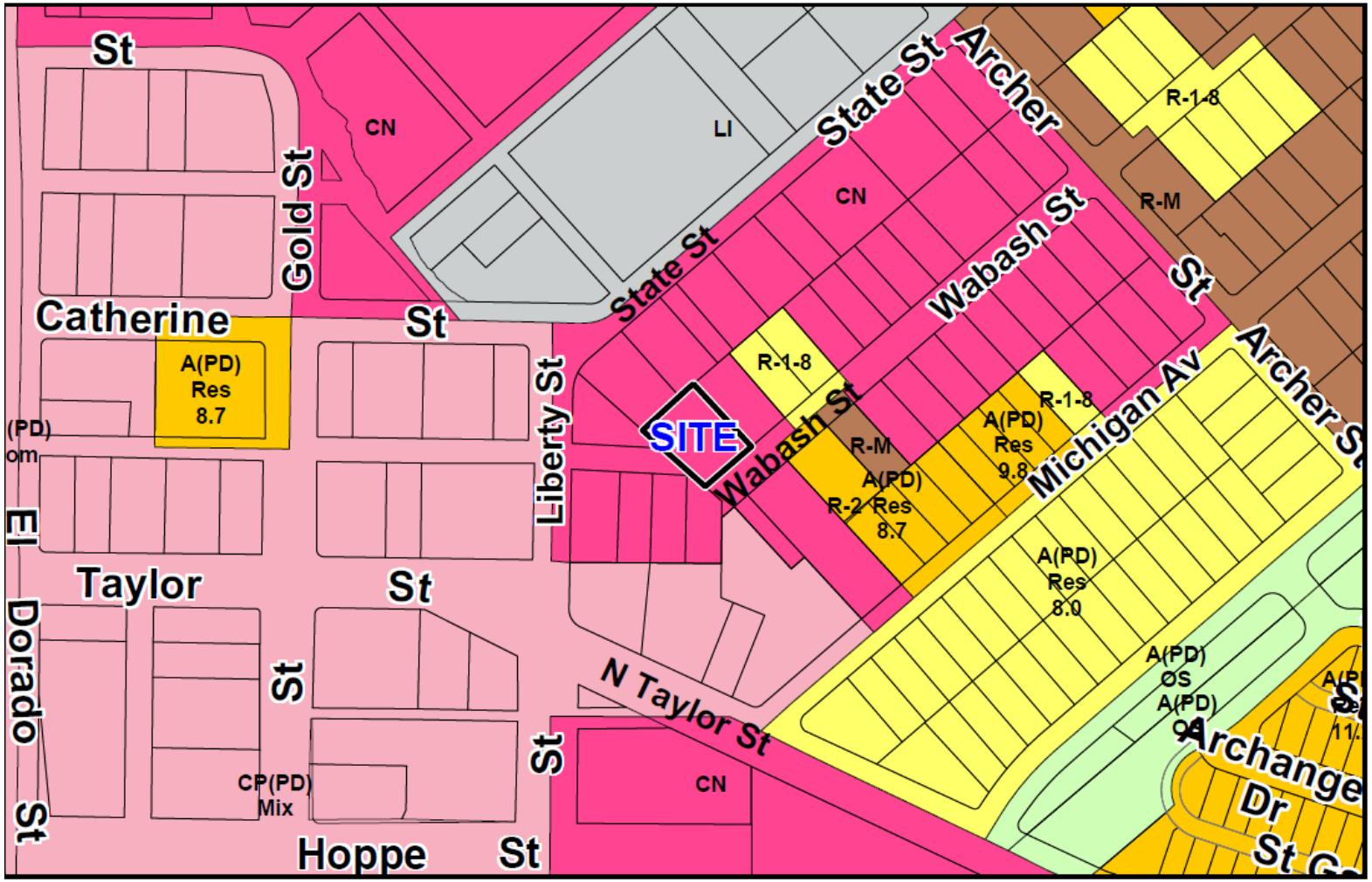
Item 10.1(b)

C18-012: Conforming Rezoning at 1214 Wabash Street

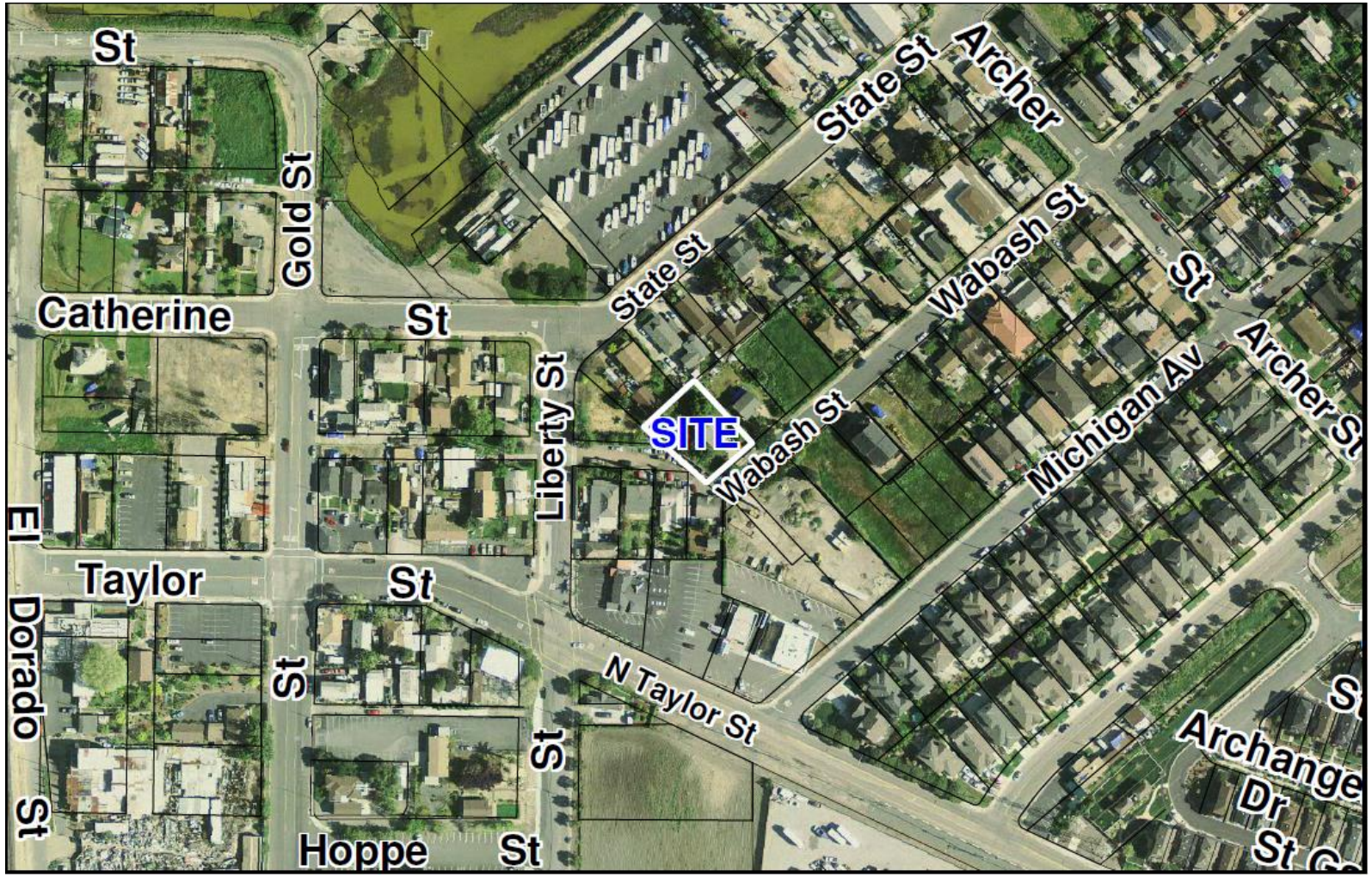
General Plan



Existing Zoning



Aerial


St
Gold St
State St
Archer
State St
Wabash St
St
Archer St
Catherine
St
Liberty St
SITE
Wabash St
Michigan Av
El
Taylor
St
Dorado
St
St
N Taylor St
St
Archange
Dr
St
Hoppe
St

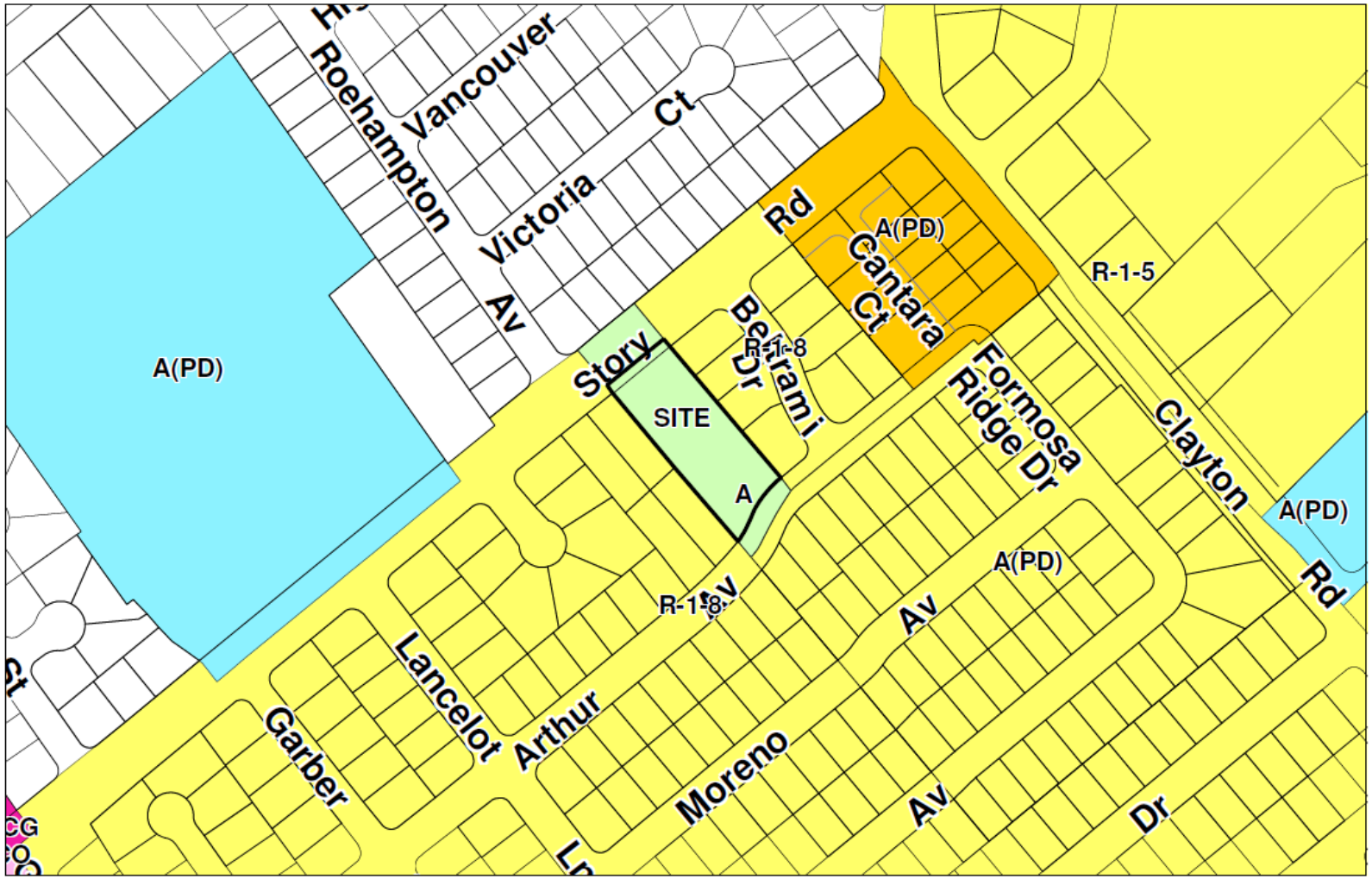
Item 10.1(c)

C18-003: Conforming Rezoning at 14380 Story Road

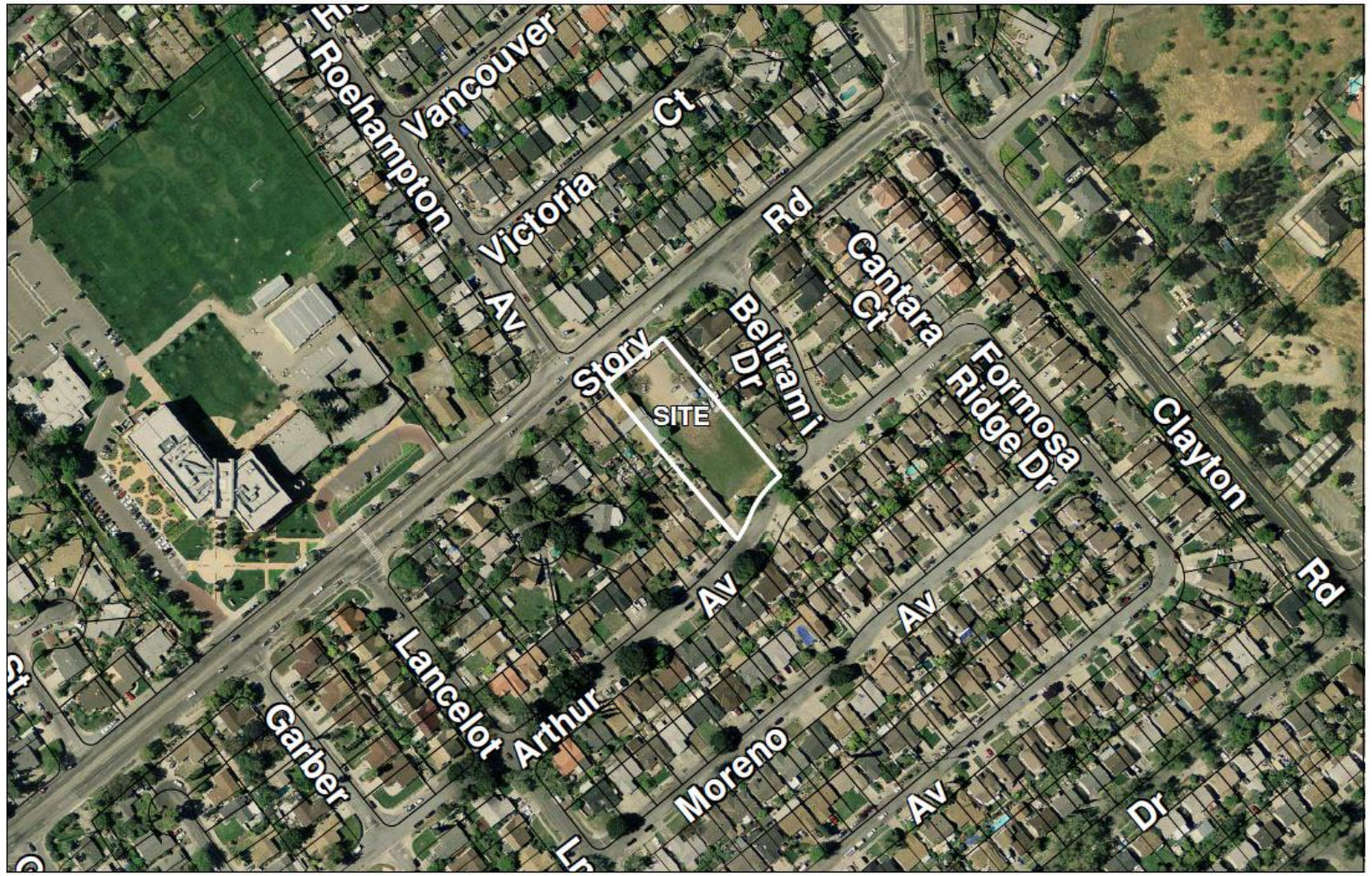
General Plan



Existing Zoning



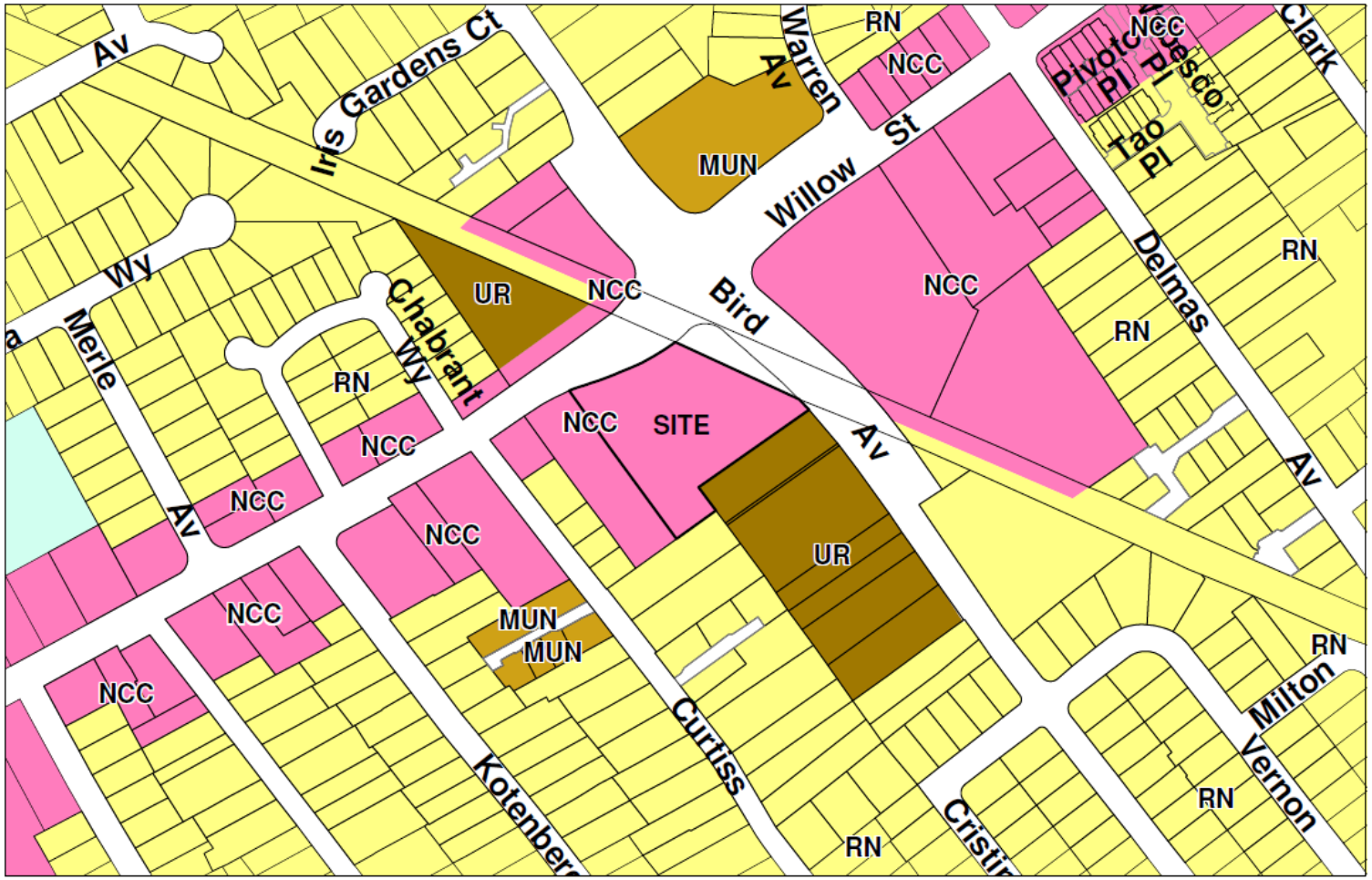
Aerial


Roehampton
Vancouver
Ct
Victoria
Rd
Av
Story
Beltrami
Dr
Cantara
Ct
SITE
Formosa
Ridge Dr
Clayton
Rd
Av
Av
Lancelot
Garber
Arthur
Moreno
Av
Dr

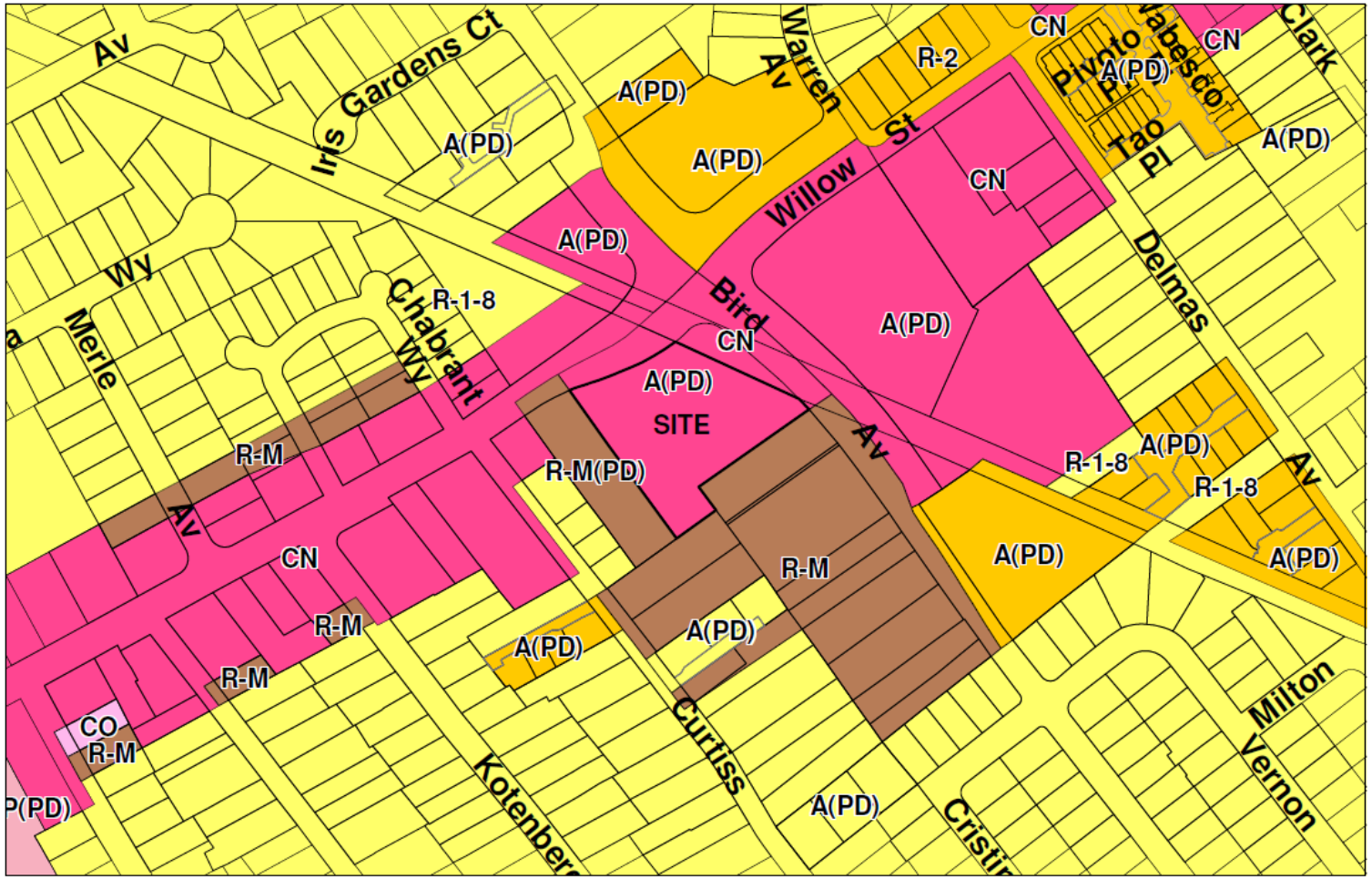
Item 10.1(d)

C17-033: Conforming Rezoning at 820 Willow Street

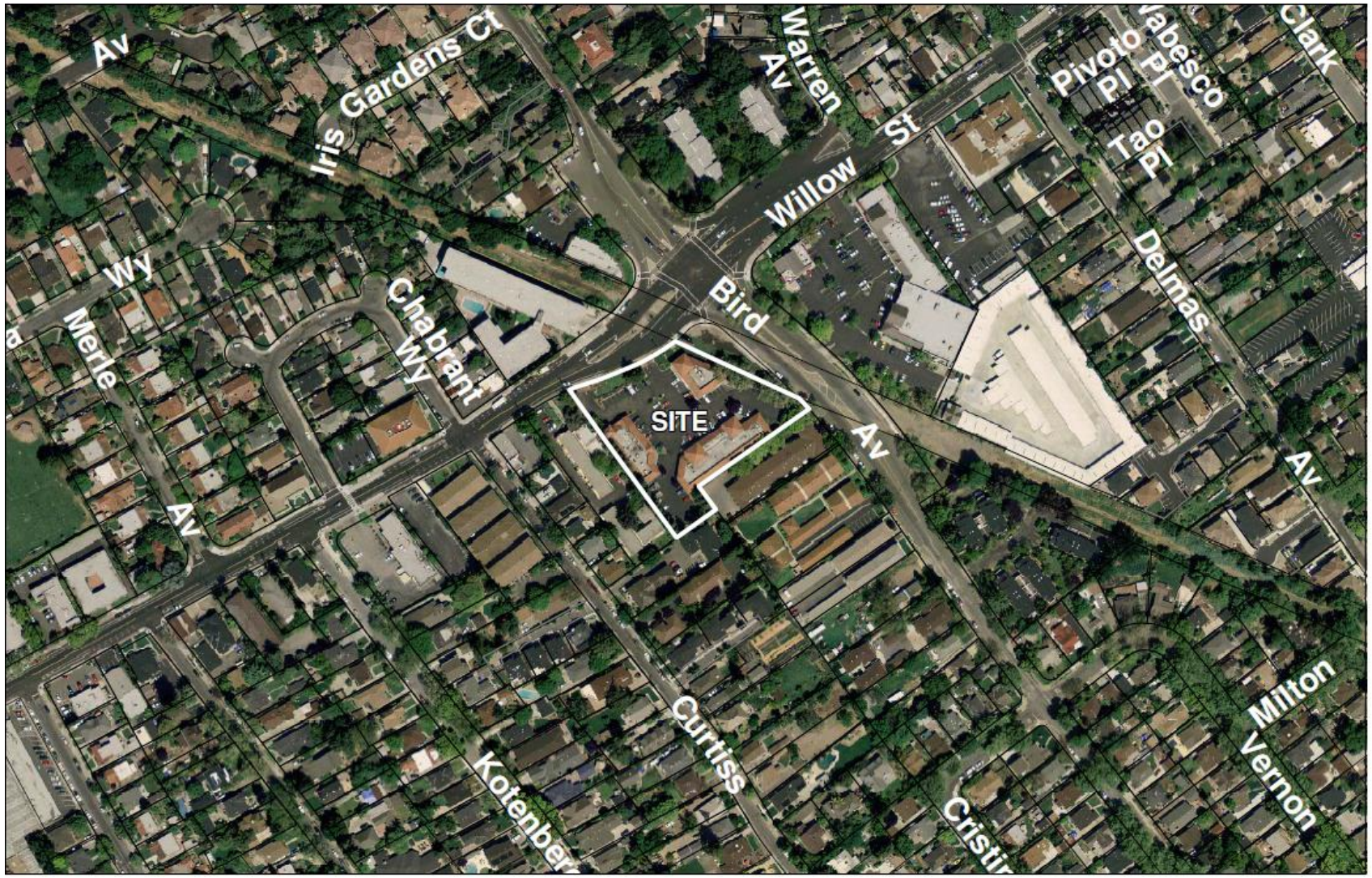
General Plan



Existing Zoning



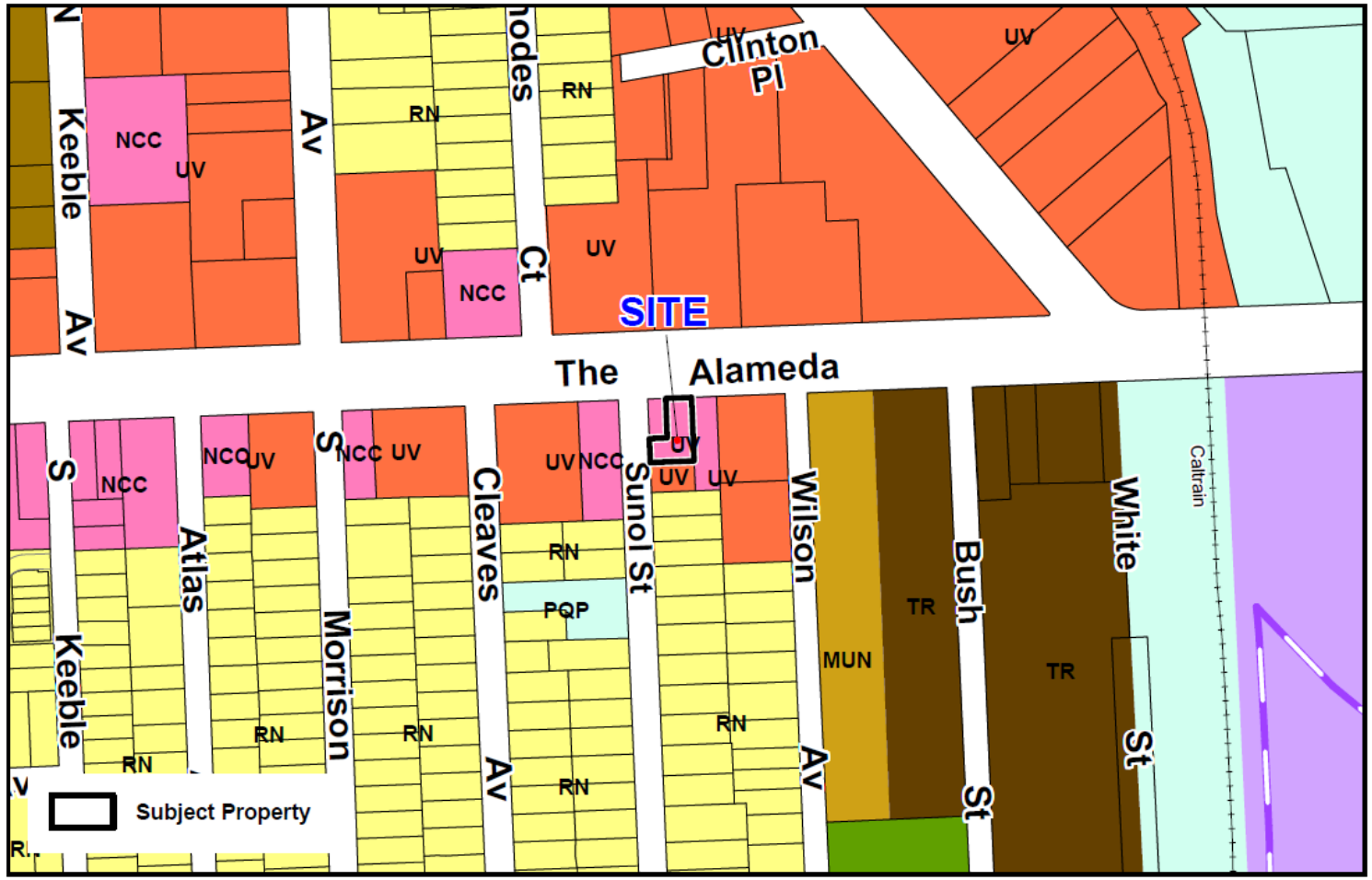
Aerial


Av
Iris Gardens Ct
Warren Av
St
Willow
Pivoto Pl
Tao Pl
Clark
Delmas
Av
Wy
Merle
Chabrant Wy
Bird
SITE
Av
Av
Curtiss
Milton
Vernon

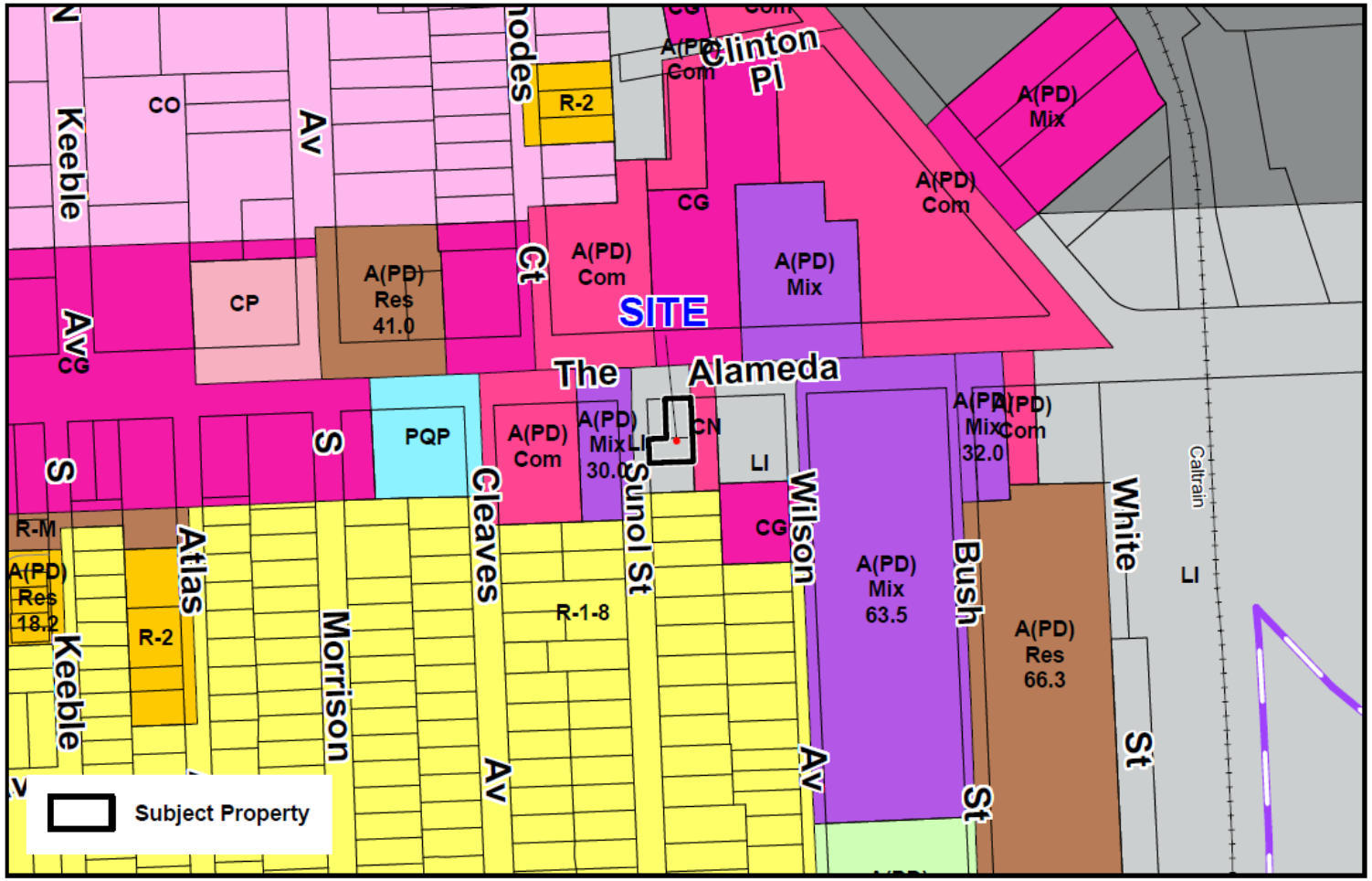
Item 10.1(e)

C18-007: Conforming Rezoning at 840 The Alameda and 10 Sunol Street

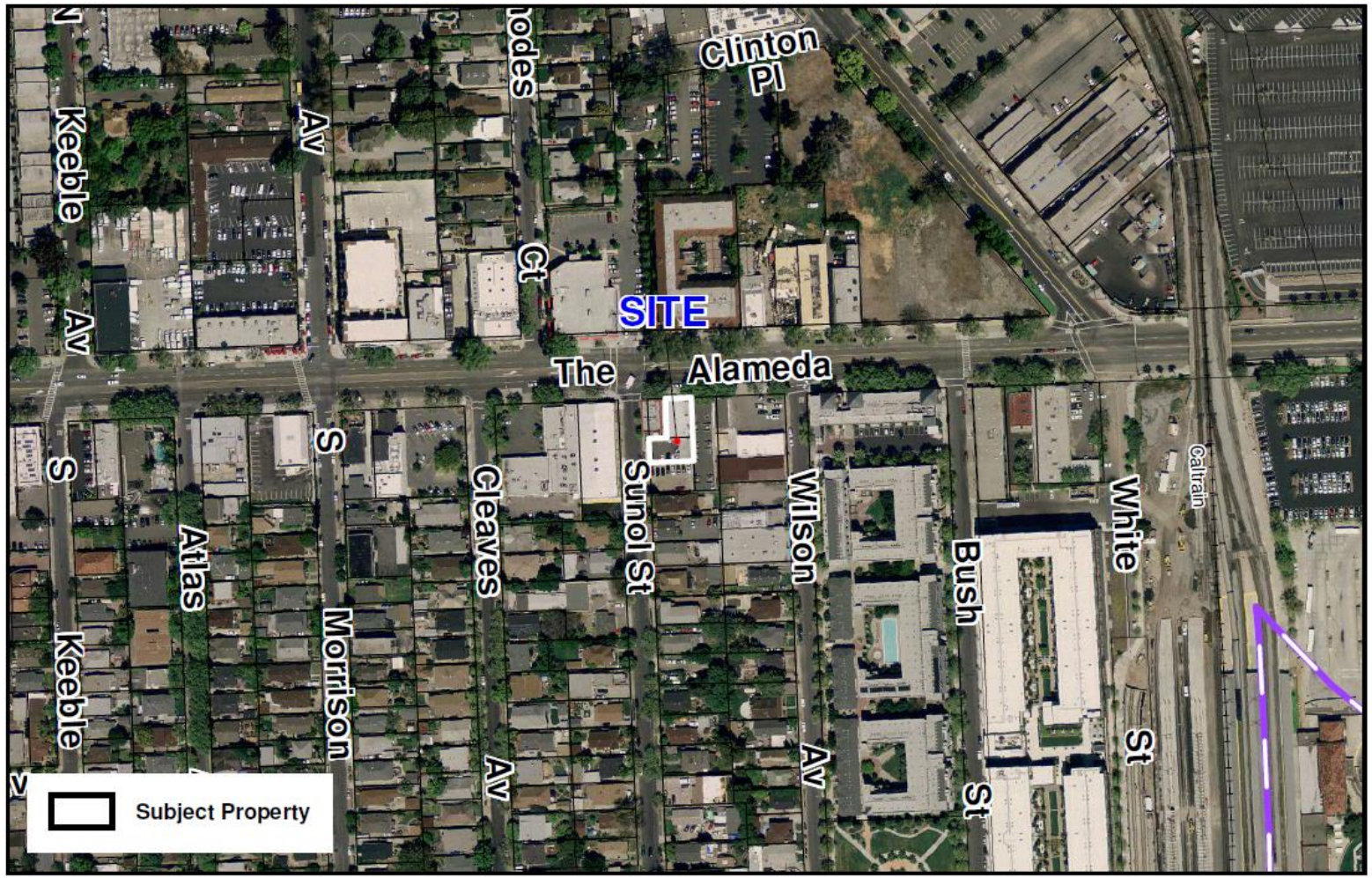
General Plan



Existing Zoning



Aerial


Clinton Pl
Keeble Av
Ct
SITE
The Alameda
S
Cleaves Av
Sunol St
Wilson Av
Bush St
White St
Caltrain
Atlas
Morrison
Keeble
Subject Property

Item 10.2

PP18-046: Amendment to Title 20 of the San Jose Municipal Code for Accessory Dwelling Units (ADUs)

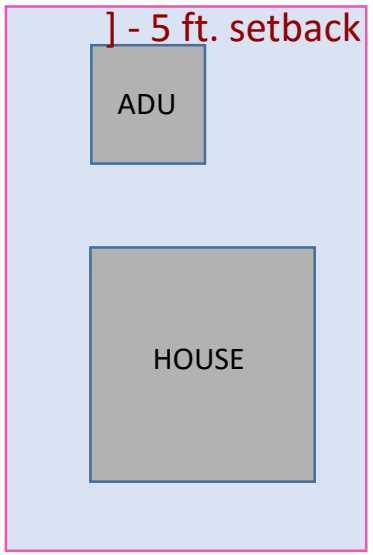
Changes to Title 20 will Impact:

- Zoning Districts
- Lot Size
- Unit Size
- Setbacks
- Height
- Parking
- Design Standards
- Other Provisions

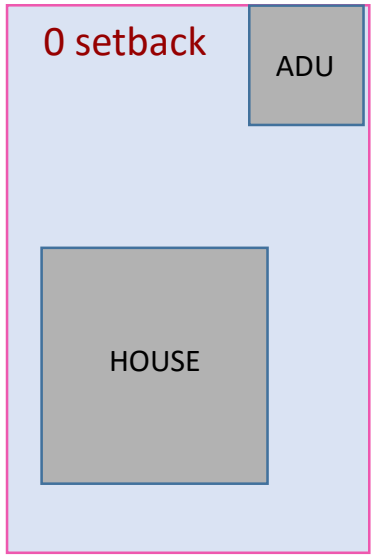
Setbacks from property lines may be modified

Current Minimum Setbacks

New detached ADU at grade or replacing a demolish accessory building or garage

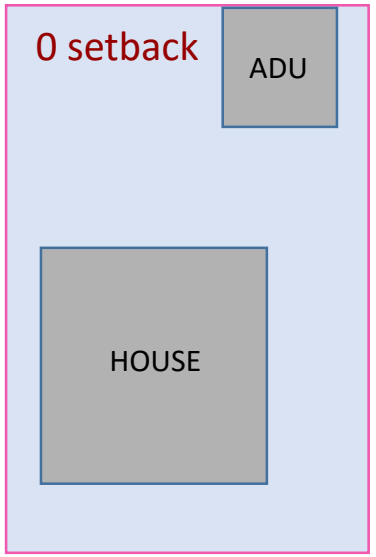


Demolished garage with zero setbacks converted In an ADU

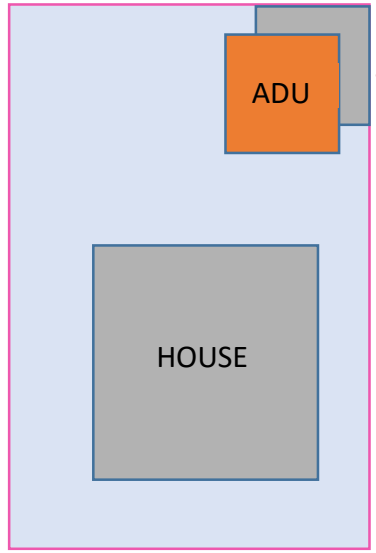


Proposed Minimum Setbacks

New 1-story ADU or conversion of an accessory building or accessory building conversion

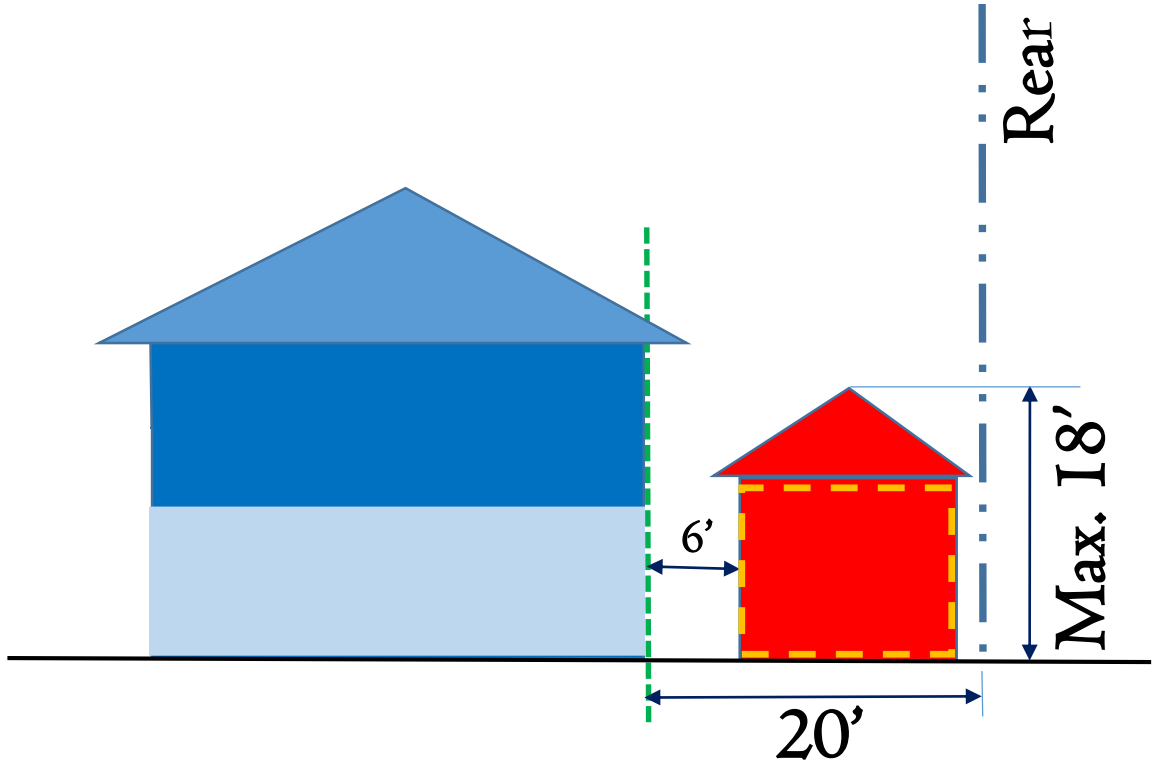


New 2nd story ADU above existing accessory building

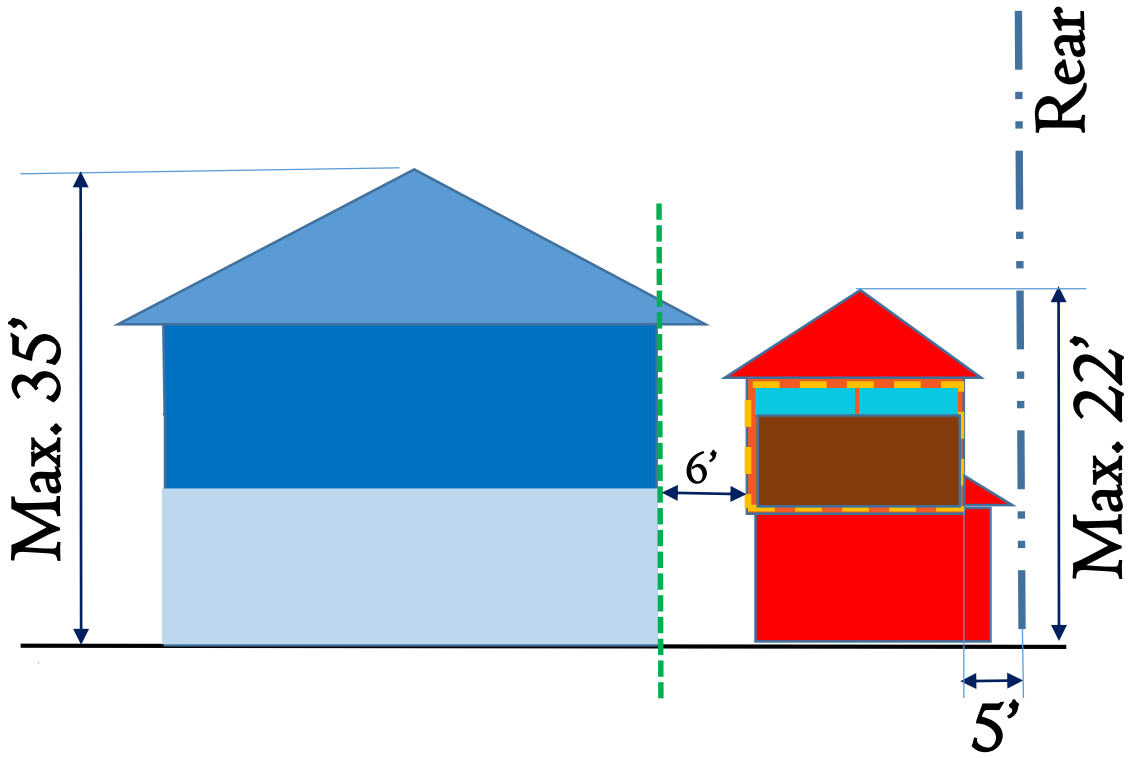


] - 5 ft. Setback for second story only

Proposed Setback and Height



Example 1: Detached 1-story ADU



Example 2: Detached 2nd-story ADU over garage

Proposed Parking Requirements

To align with state law:

- Replacement of required off-street spaces can be: Covered Spaces, Uncovered Spaces, Tandem Spaces, Mechanical Lifts
- Must provide replacement parking spaces for main dwelling where garage has been converted.
- Replacement parking only allowed in setbacks for properties with ADUs.
- Reduction in off-street parking spaces will match the state requirements.



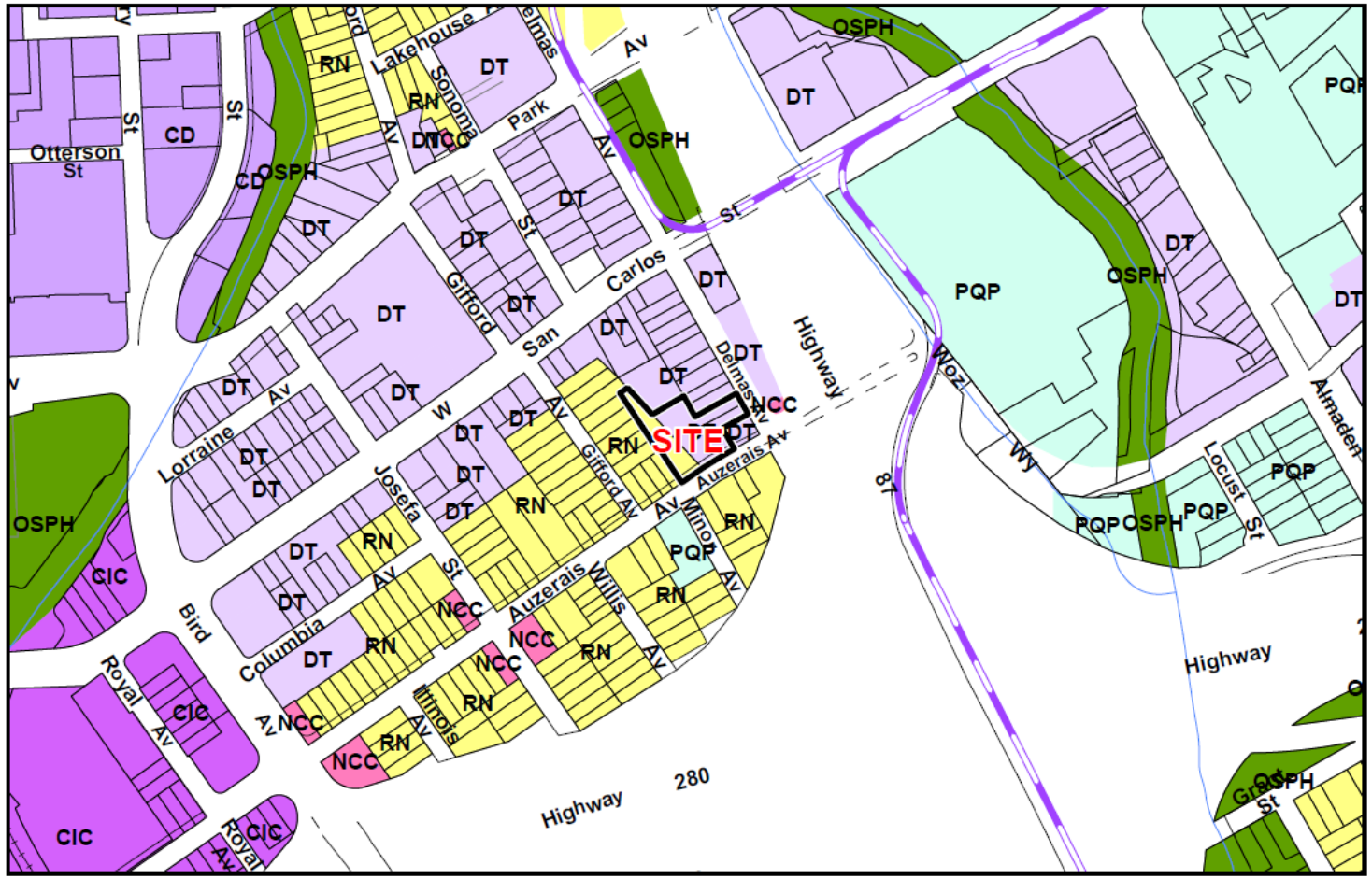
Community Outreach

- Four Community Meetings:
  - February 12, 2018, City Hall Wing Room
  - March 22, 2018, Almaden Community Center
  - March 26, 2018, Alum Rock Community Library
  - March 29, 2018, Willow Glen Community Center
- Focus Group Meetings:
  - Design Professionals: February 5, 2018 and February 22, 2018
  - Housing Groups: February 8, 2018
- Building Safety Month Event: May 17, 2018

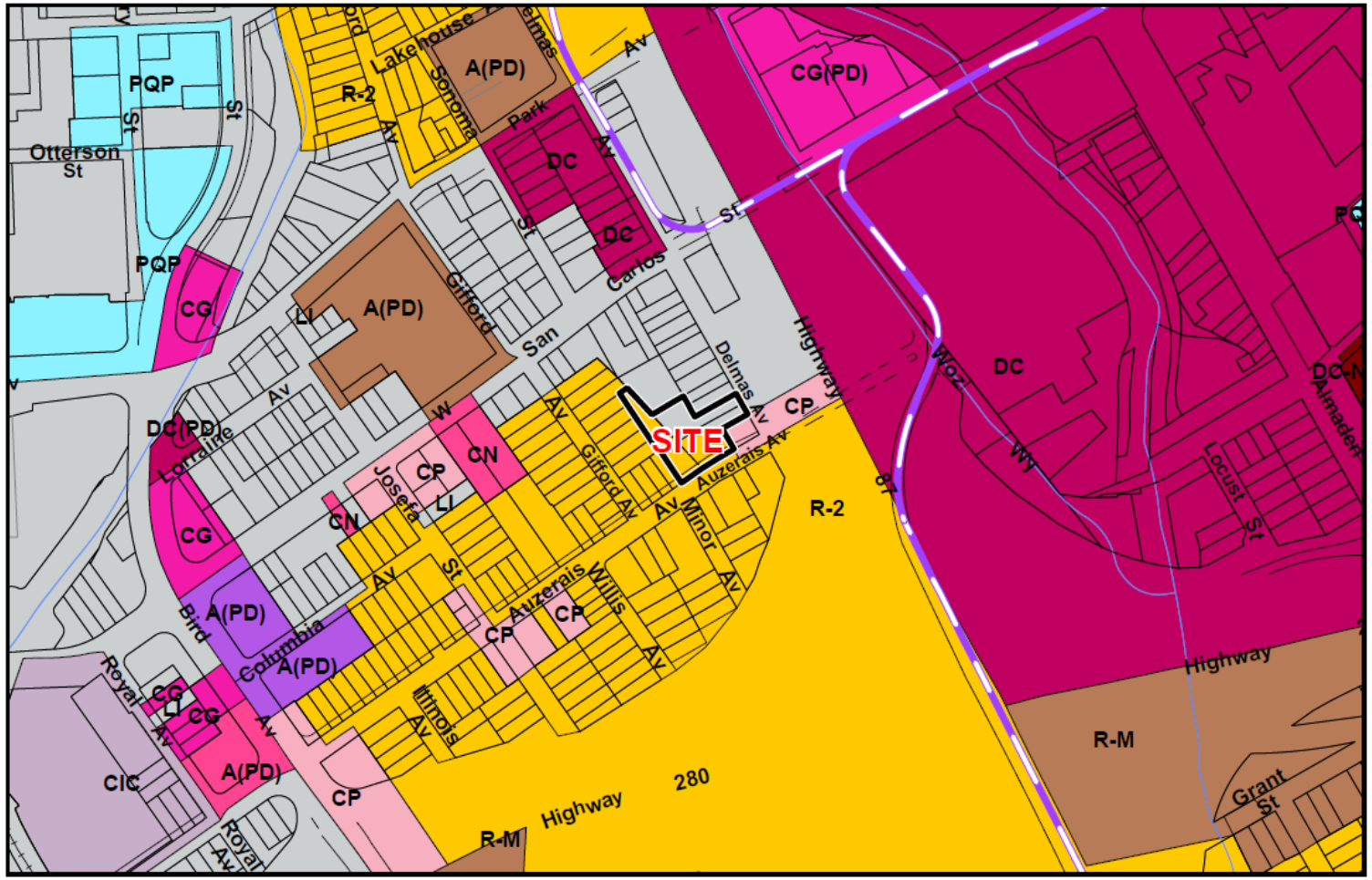
Item 10.3

C17-009, SP17-016 & t17-015: Conforming Rezoning, Special Use Permit and Vesting Tentative Map for Real Property Located at 425 & 433 Auzerais Avenue

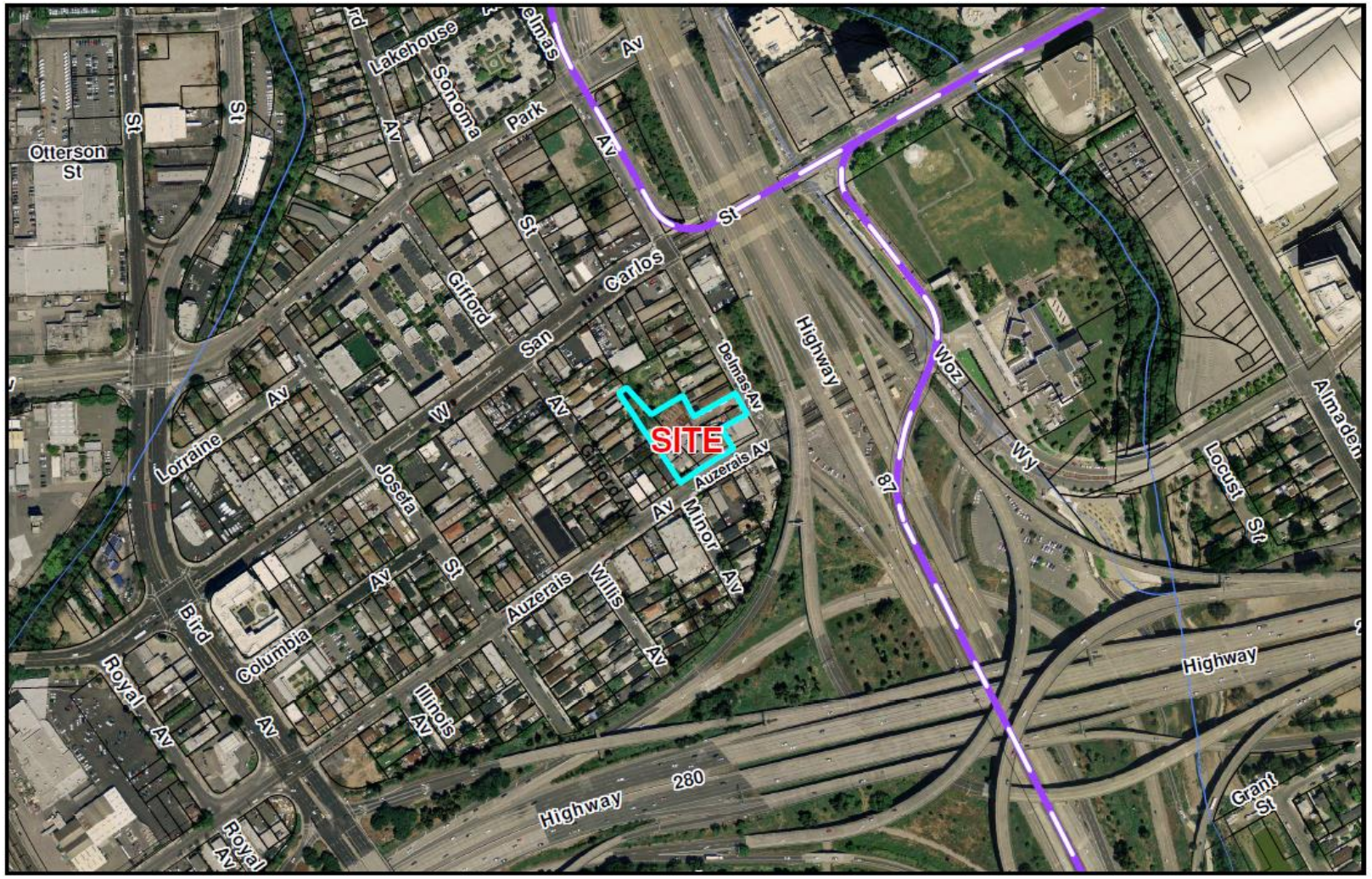
General Plan



Existing Zoning



Aerial


SITE
Otterson St
Lakehouse Sonoma Park
Gifford
San Carlos
Delmas Av
Highway 87
Woz Wy
Almaden
Lorraine
Joseta
Auzerais Av
Minor Av
Auzerais
Willis Av
Locust St
Bird
Columbia
Royal Av
Illinois Av
Highway 280
Grant St

Item 10.4

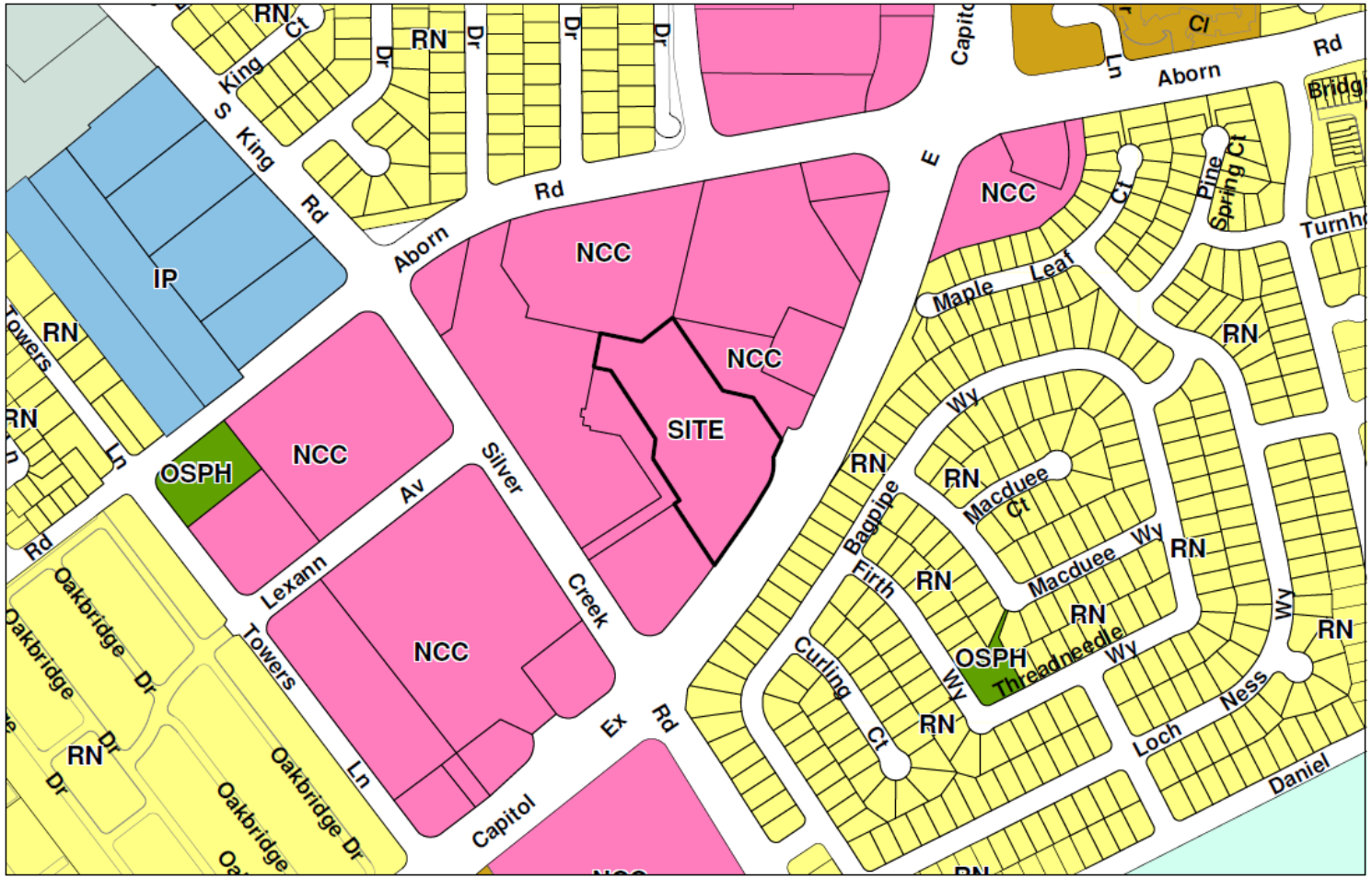
PDA79-094 & ABC18-001: Planned Development Permit Amendment and Determination of Public Convenience or Necessity for Real Property Located at 1771 East Capitol Expressway

Project Description

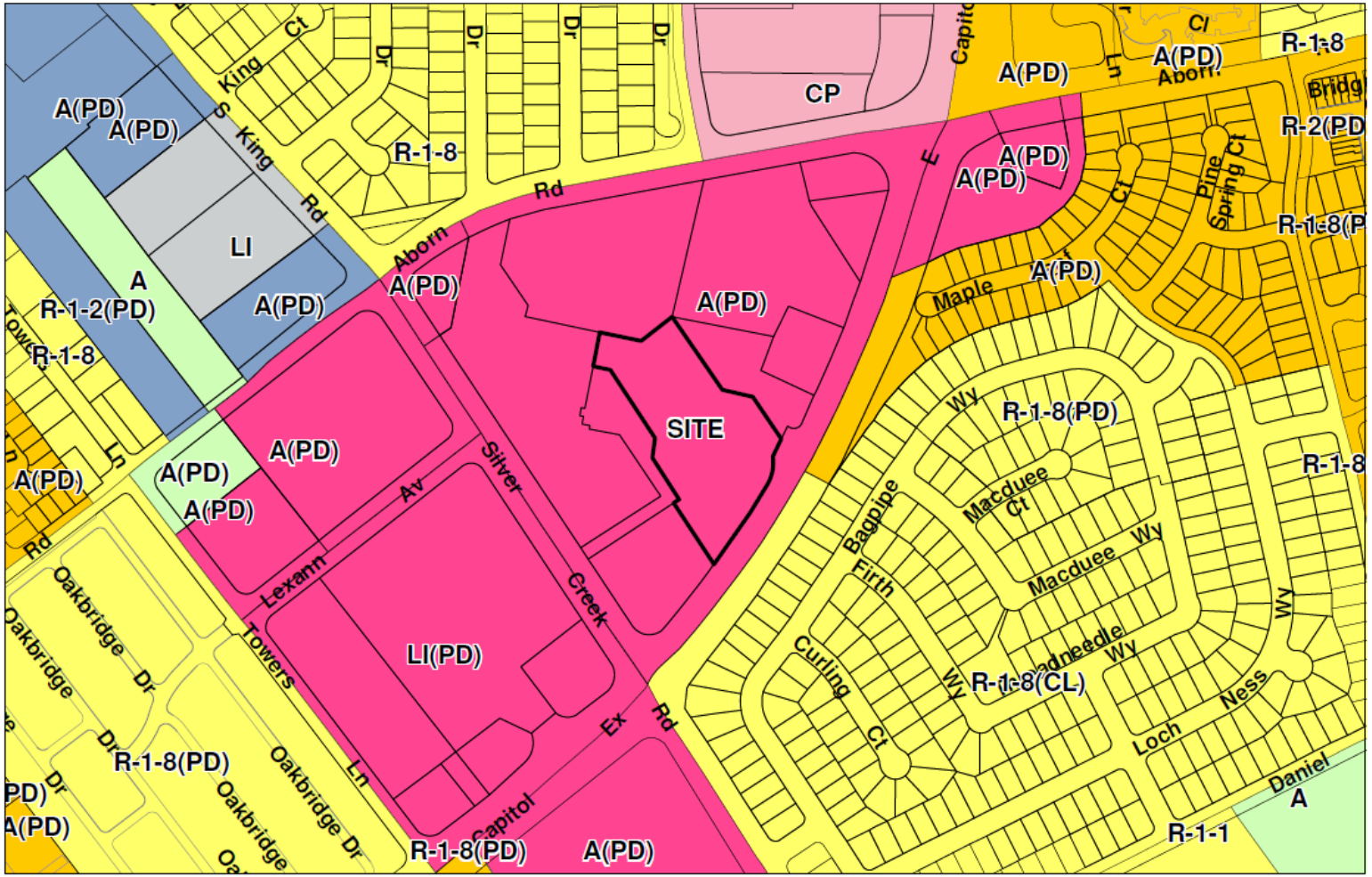
- A Planned Development Permit Amendment (File No. PDA79-094-02) and a Determination of Public Convenience or Necessity (File No. ABC18-001) to allow the off-sale of alcohol (beer and wine) and exterior modifications (outdoor seating) at an existing 30,130-square foot tenant space for Sprouts Farmers Market (formerly a Safeway) at 1771 East Capitol Expressway.

- **Correction:** The Council Hearing Agenda has the project listed as PDA74-094, however the correct Planning File Number is **PDA79-094-02**, which was included in the public meeting hearing notice

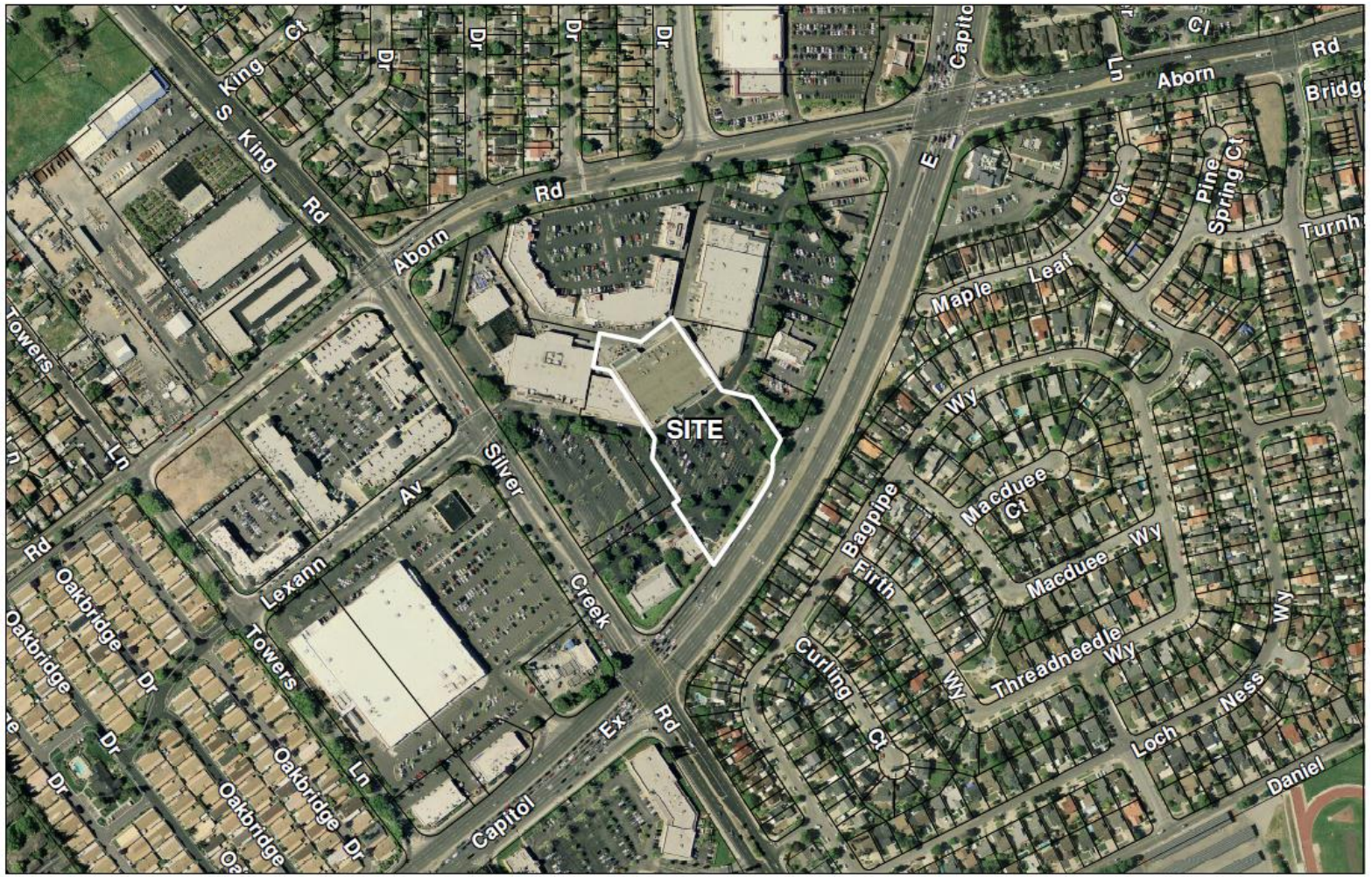
General Plan



Existing Zoning



Aerial


SITE
King Ct
S King Rd
Aborn Rd
Towers Ln
Silver Creek Av
Lexann Rd
Oakbridge Dr
Towers Ln
Capitol Ex Rd
Maple Leaf Wy
Pine Spring Ct
Macduee Ct
Macduee Wy
Bagpipe Firth
Threadneedle Wy
Curling Ct
Loch Ness Wy
Daniel

End