

City Council Hearing

June 19, 2018



*Planning, Building and
Code Enforcement*

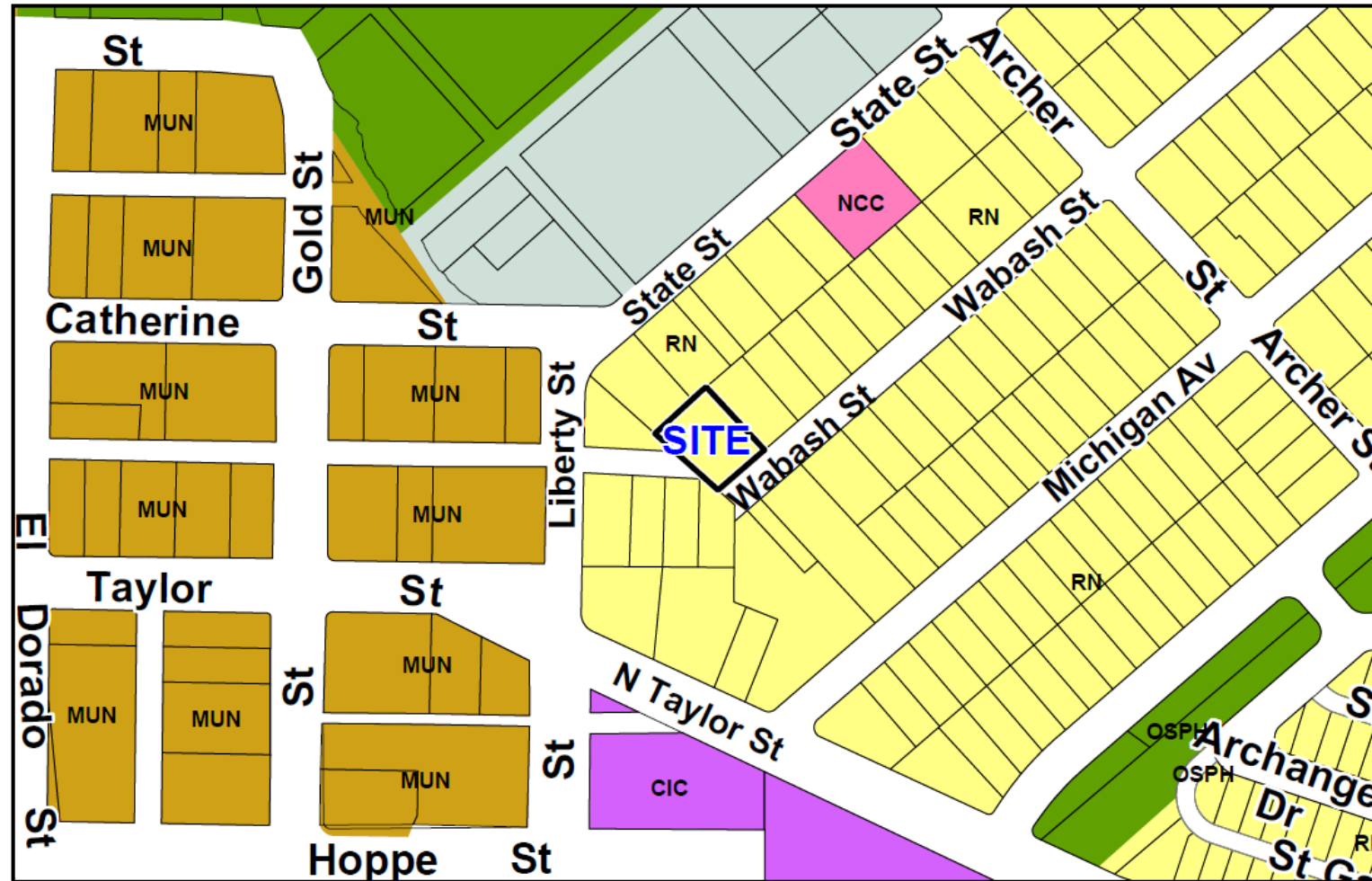
Item 10.1(a)

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

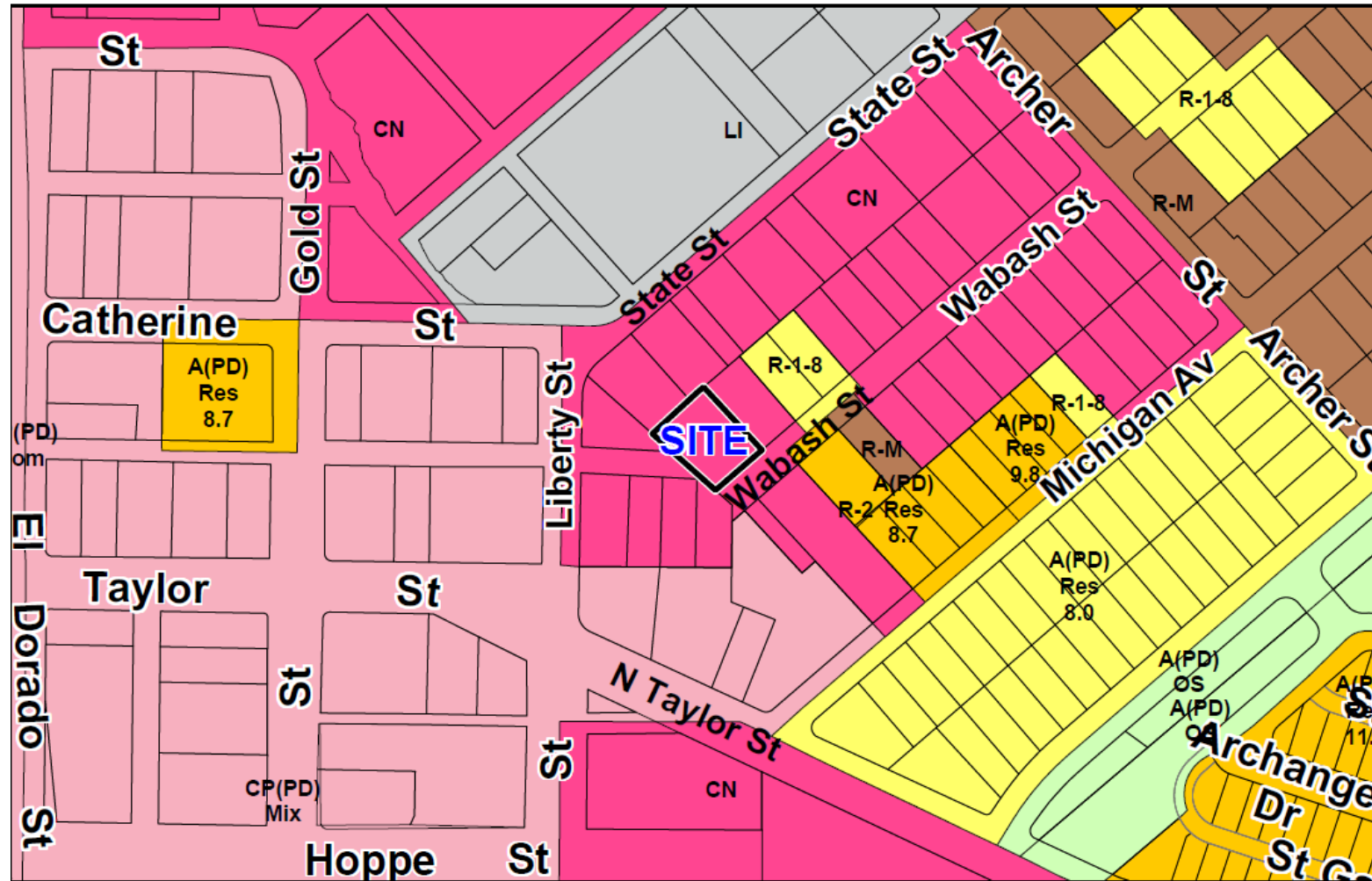
Item 10.1 (b)

C18-012: Conforming Rezoning at 1214 Wabash Street

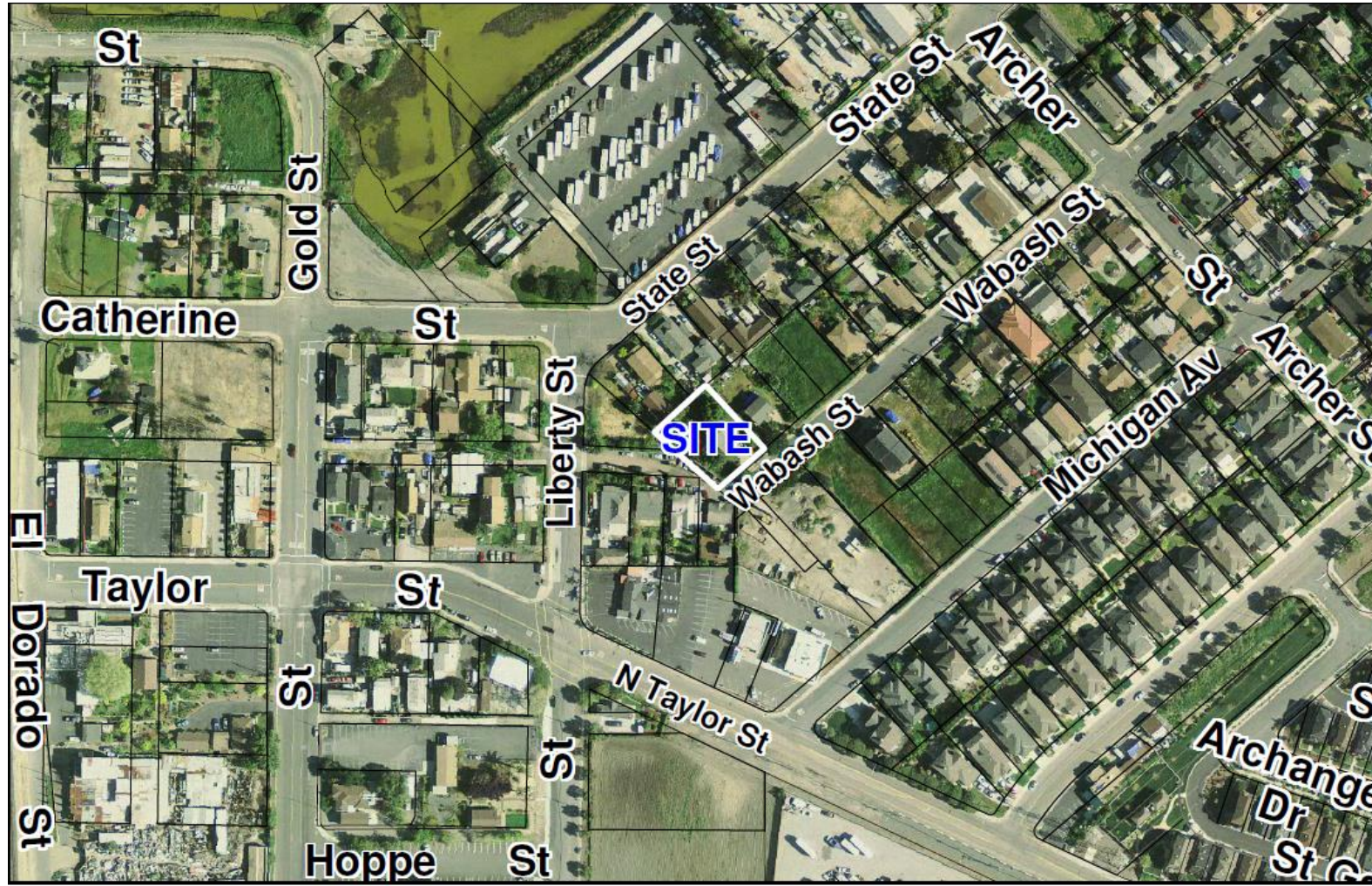
General Plan



Existing Zoning



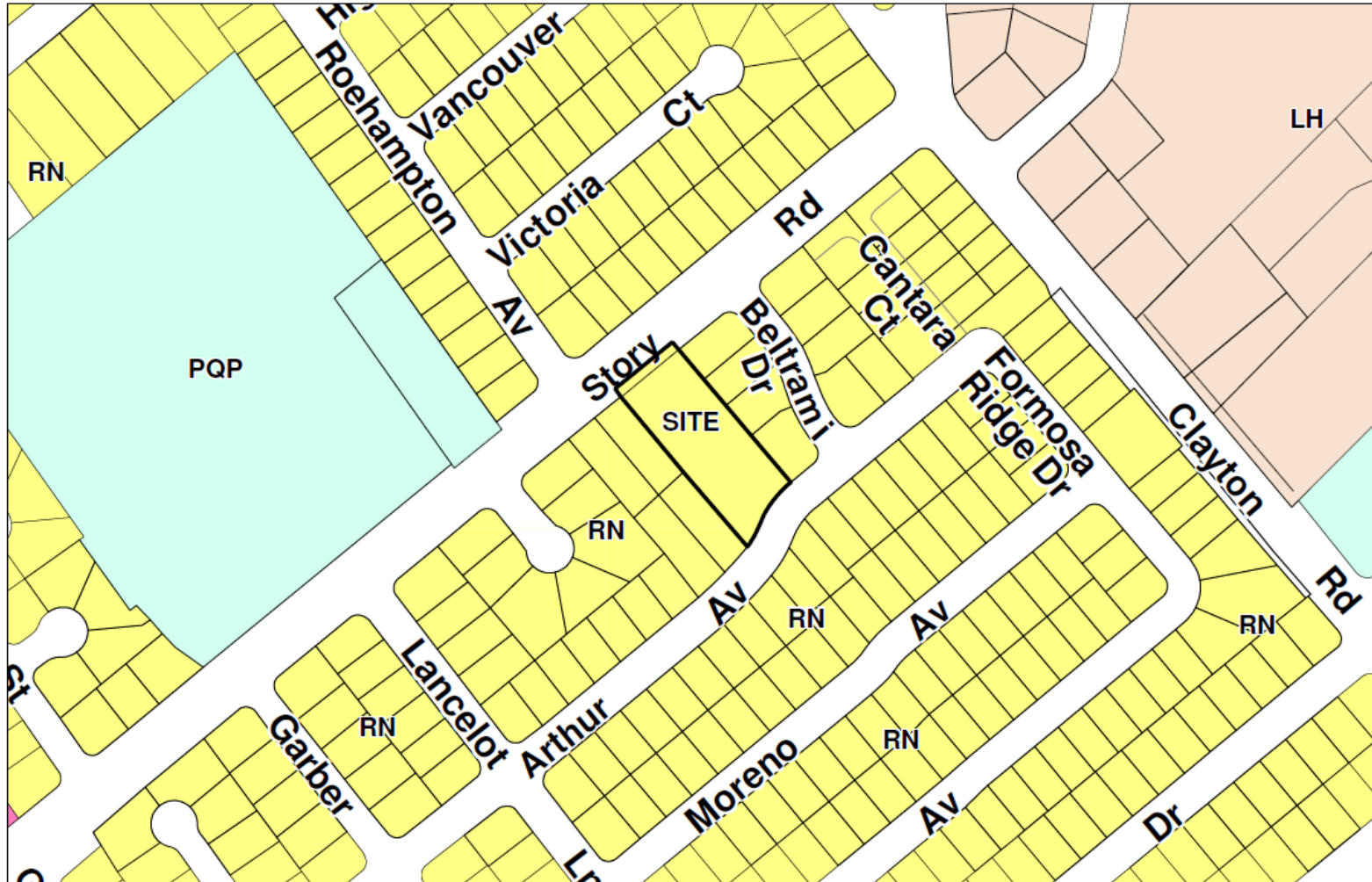
Aerial



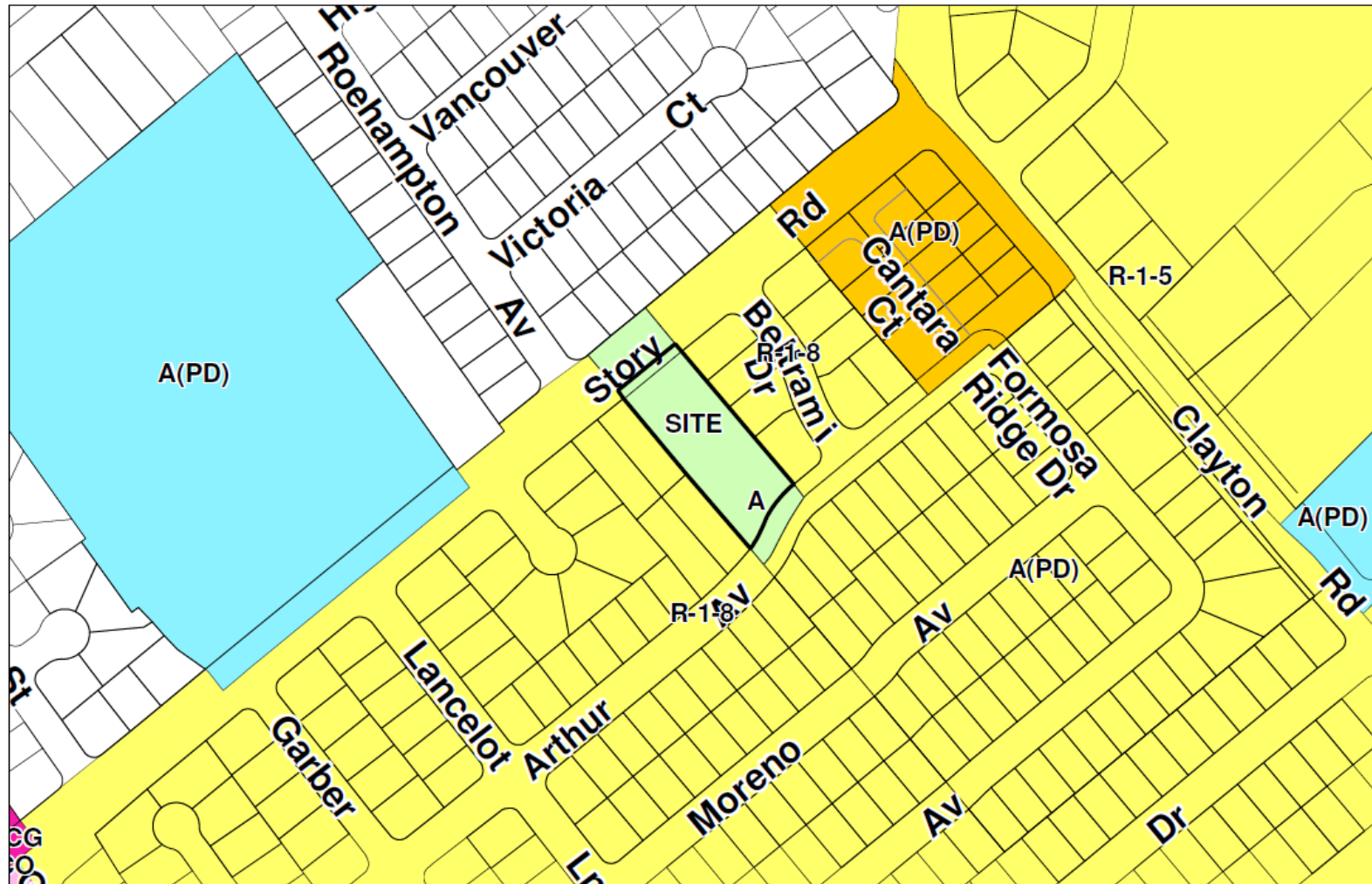
Item 10.1(c)

C18-003: Conforming Rezoning at 14380 Story Road

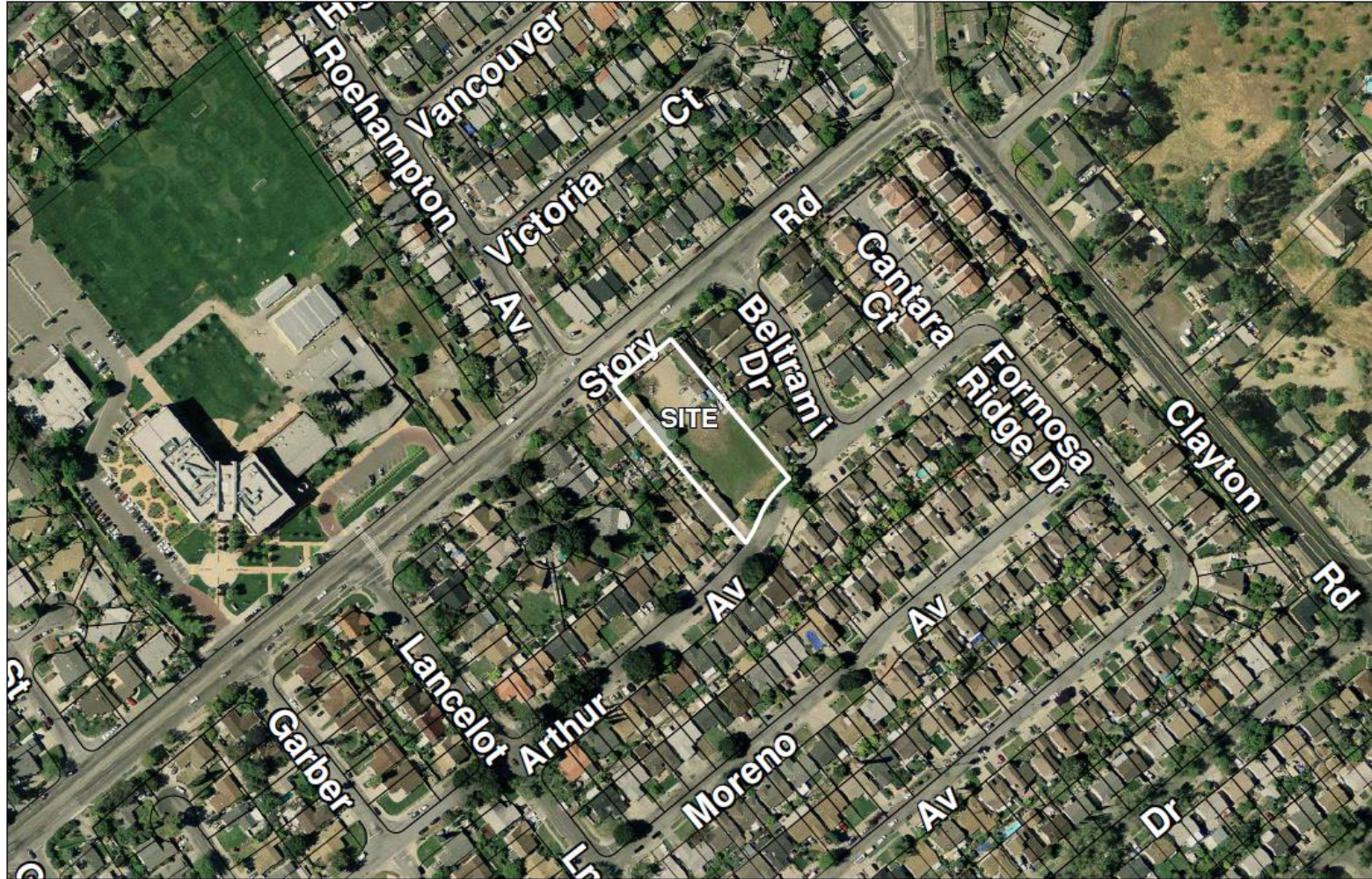
General Plan



Existing Zoning



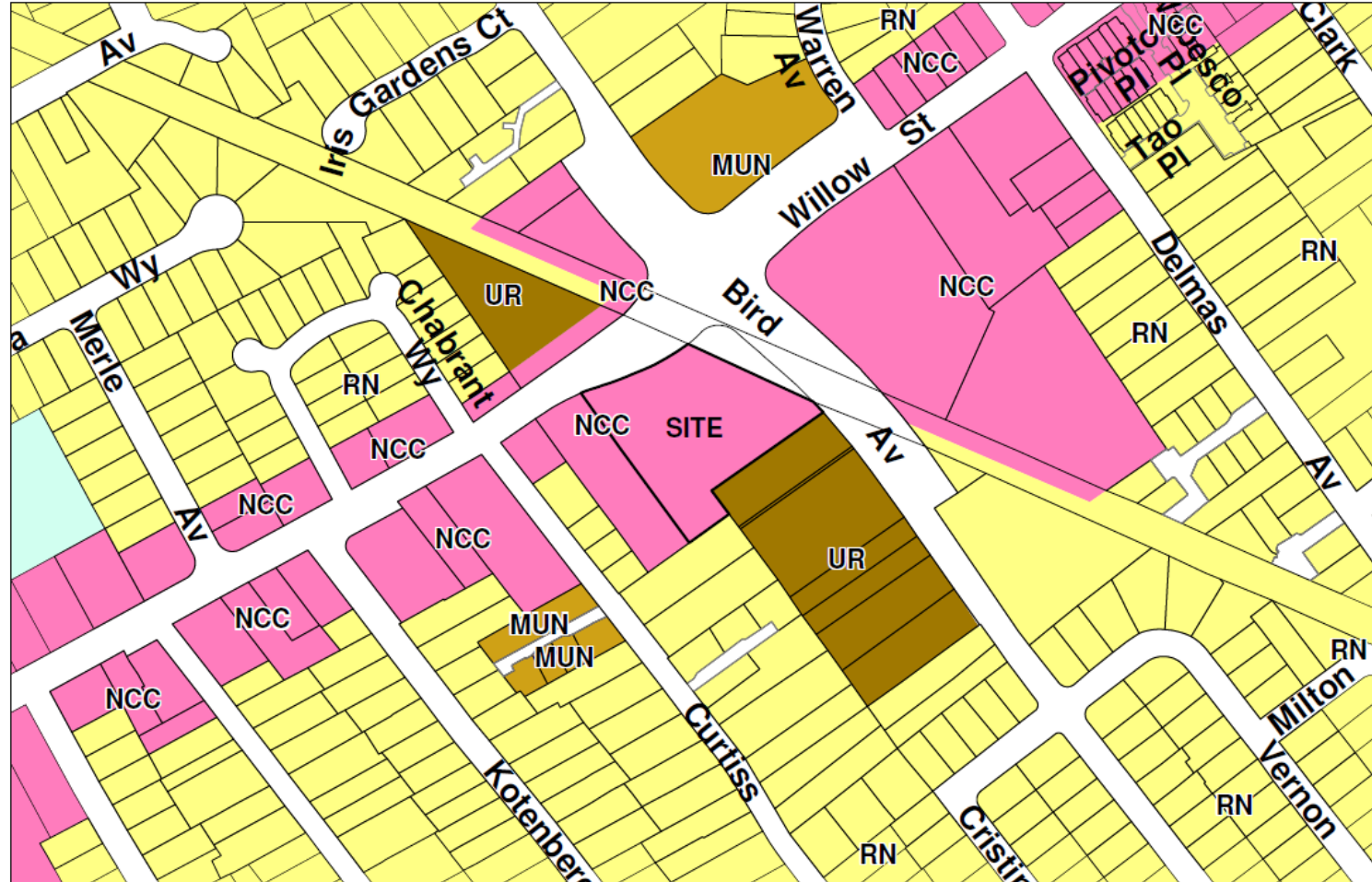
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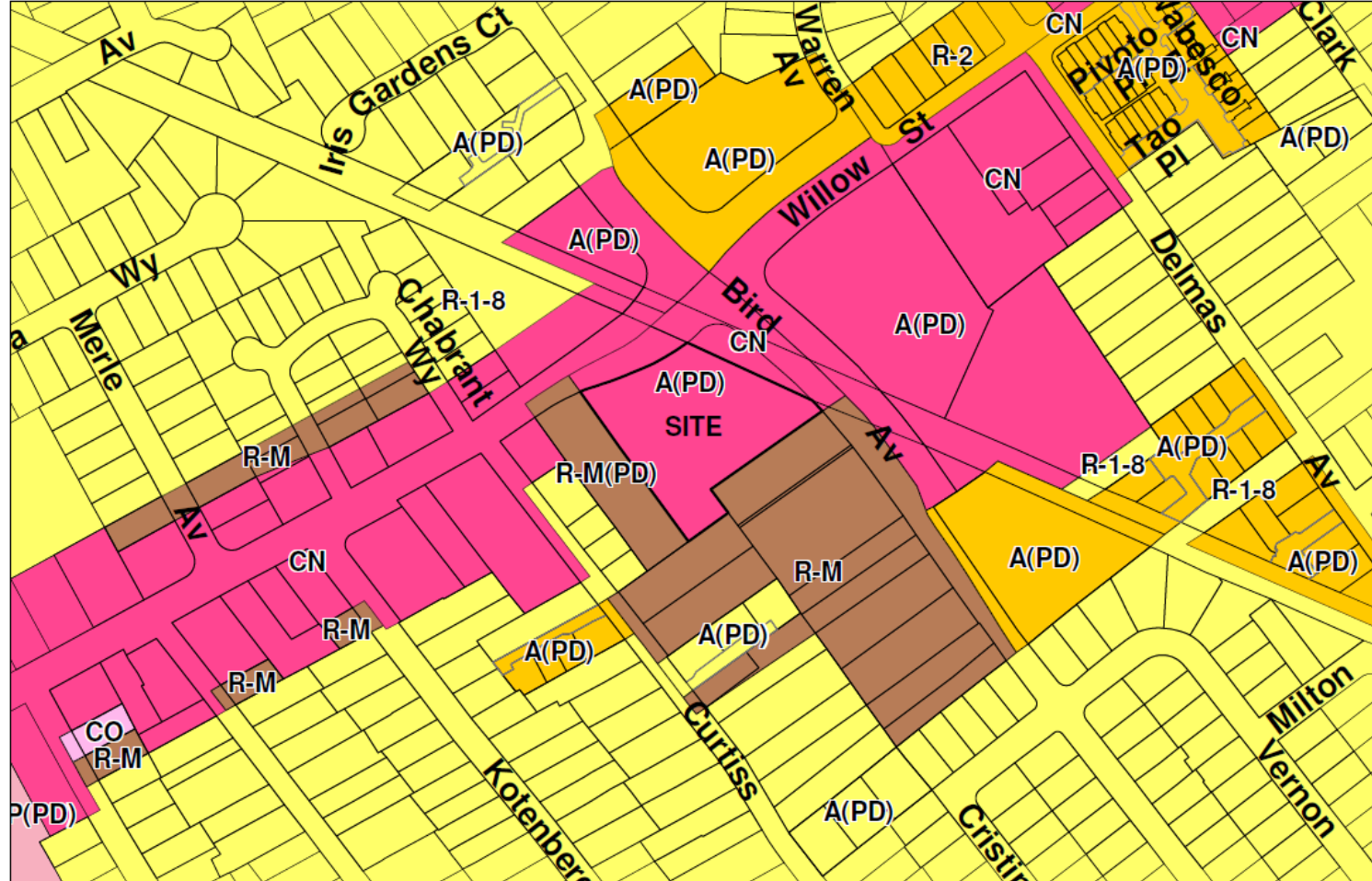
Item 10.1(d)

C17-033: Conforming Rezoning at 820 Willow Street

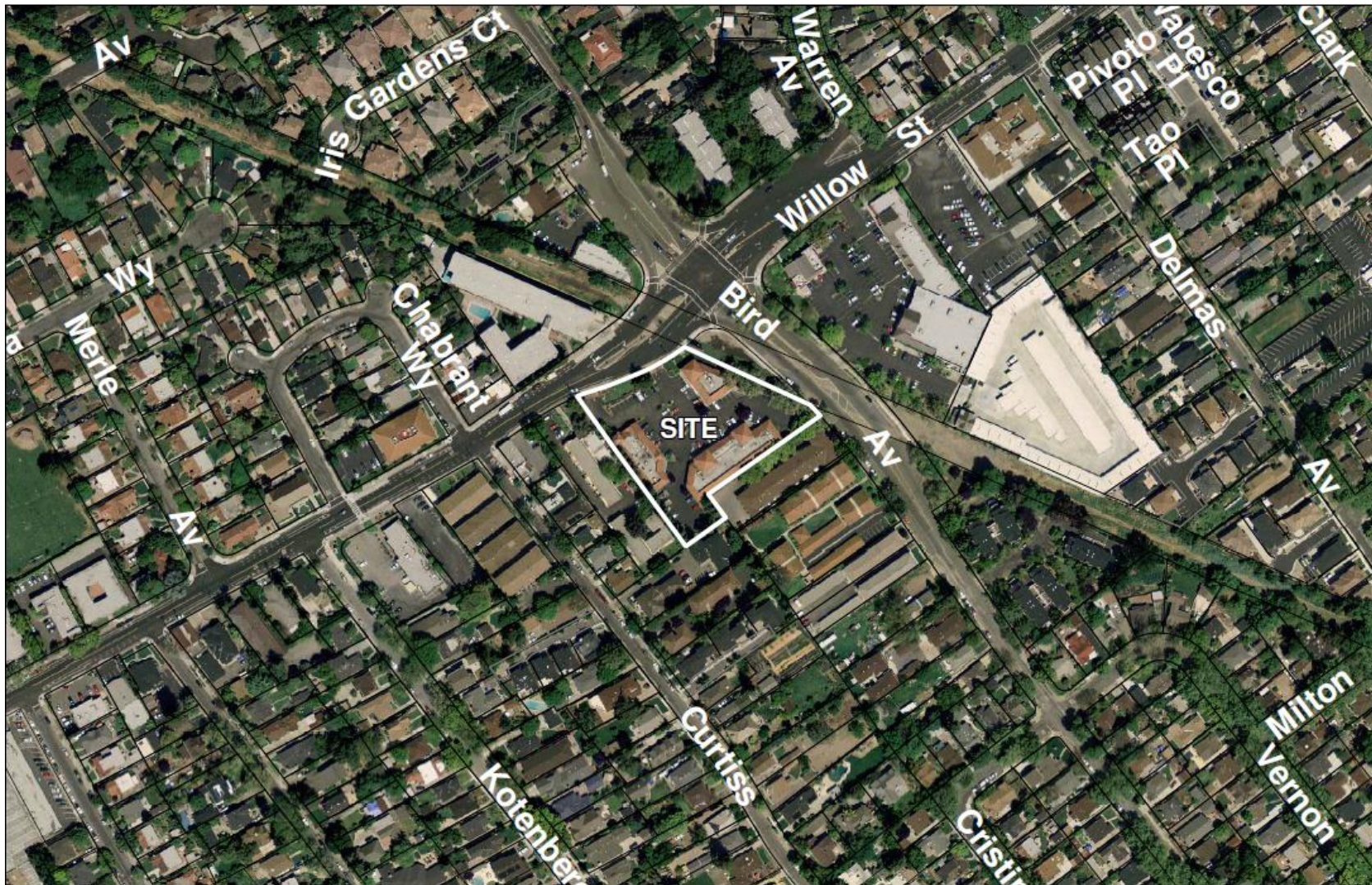
General Plan



Existing Zoning



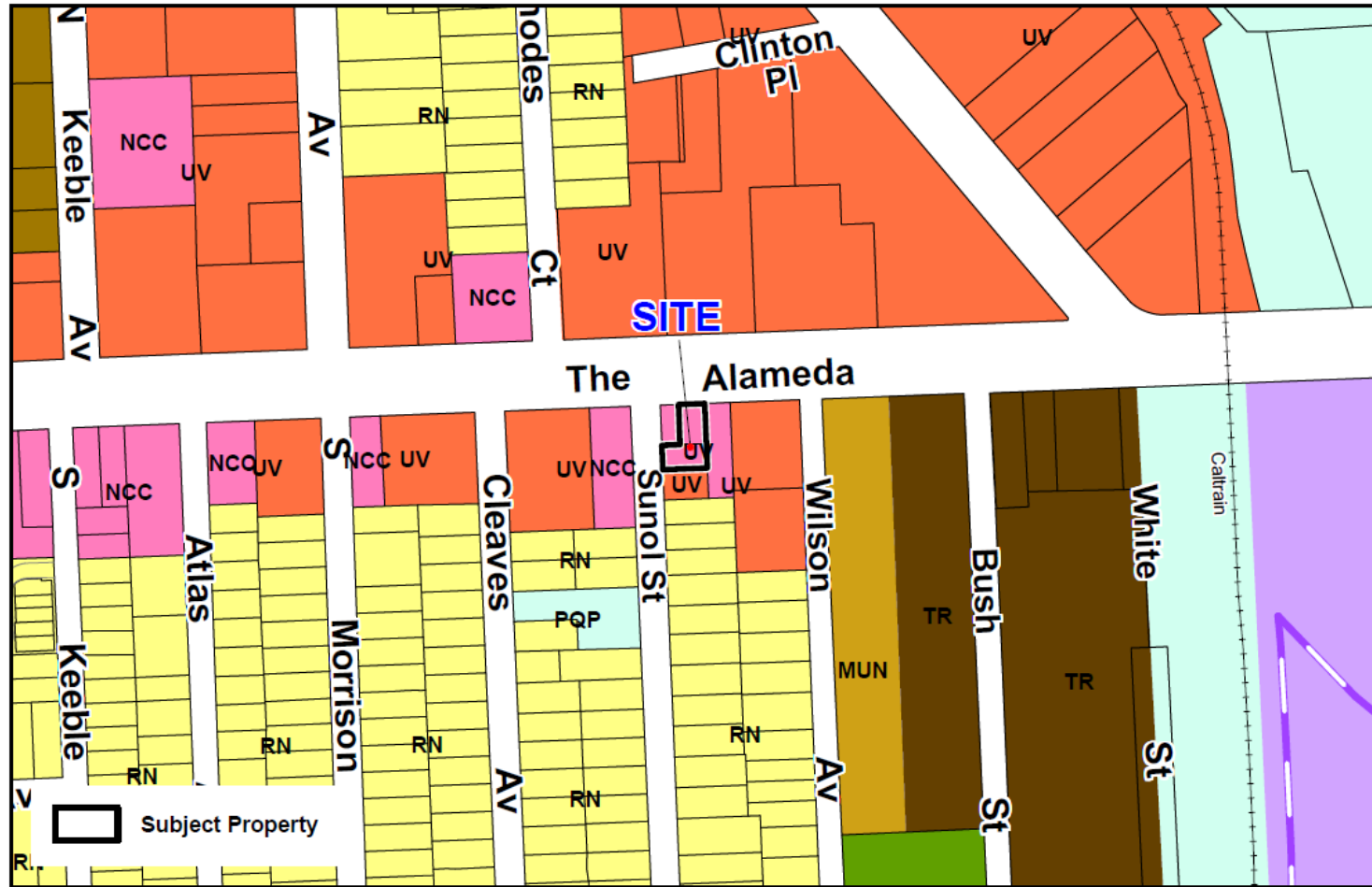
Aerial

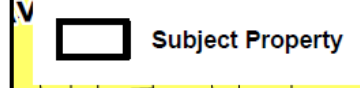


Item 10.1(e)

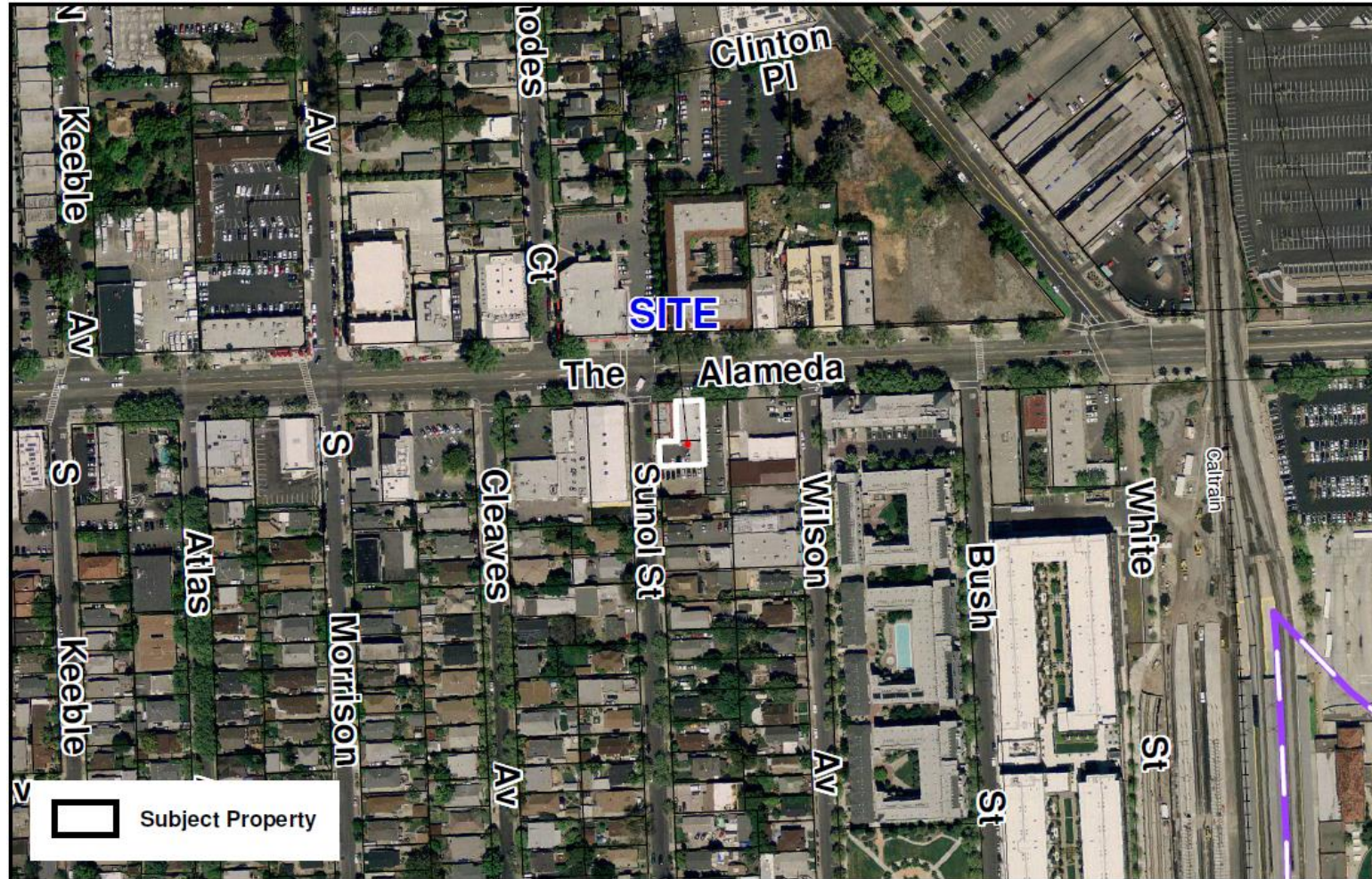
C18-007: Conforming Rezoning at 840 The Alameda and 10 Sunol Street

General Plan





Aerial



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

Height

Lot Size

Parking

Unit Size

Design Standards

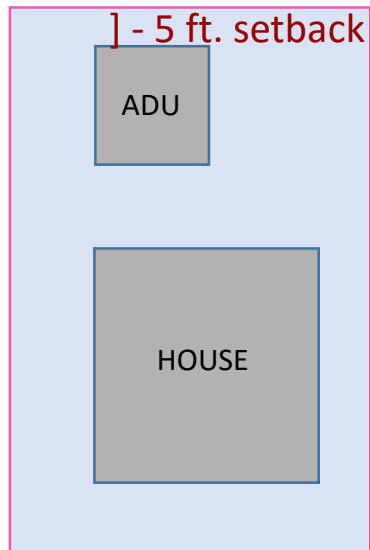
Setbacks

Other Provisions

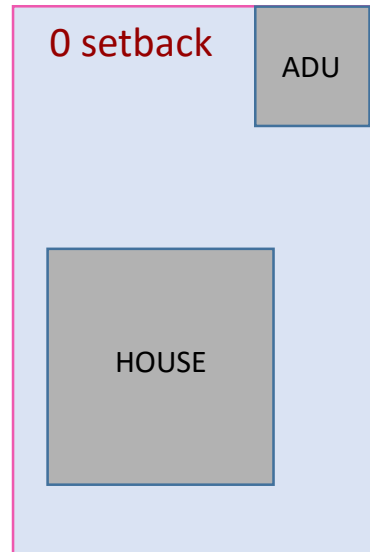
Setbacks from property lines may be modified

Current Minimum Setbacks

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

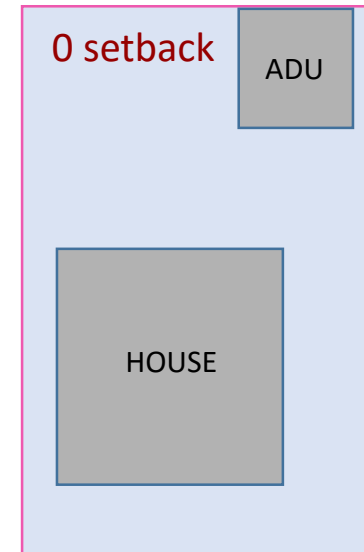


Demolished garage with zero setbacks converted into an ADU

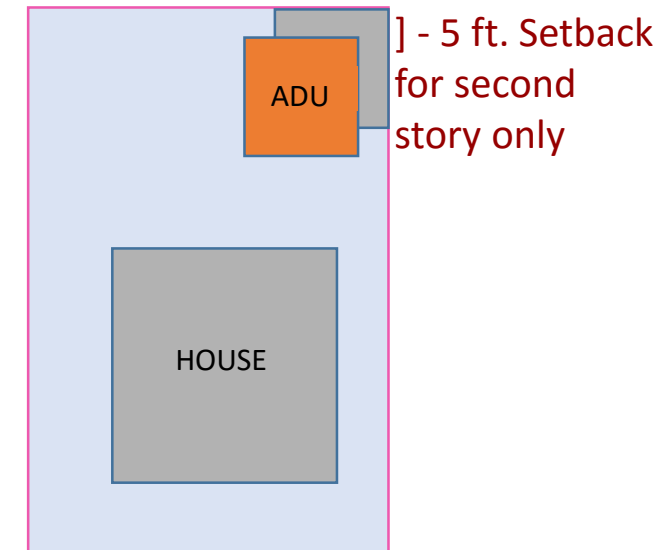


Proposed Minimum Setbacks

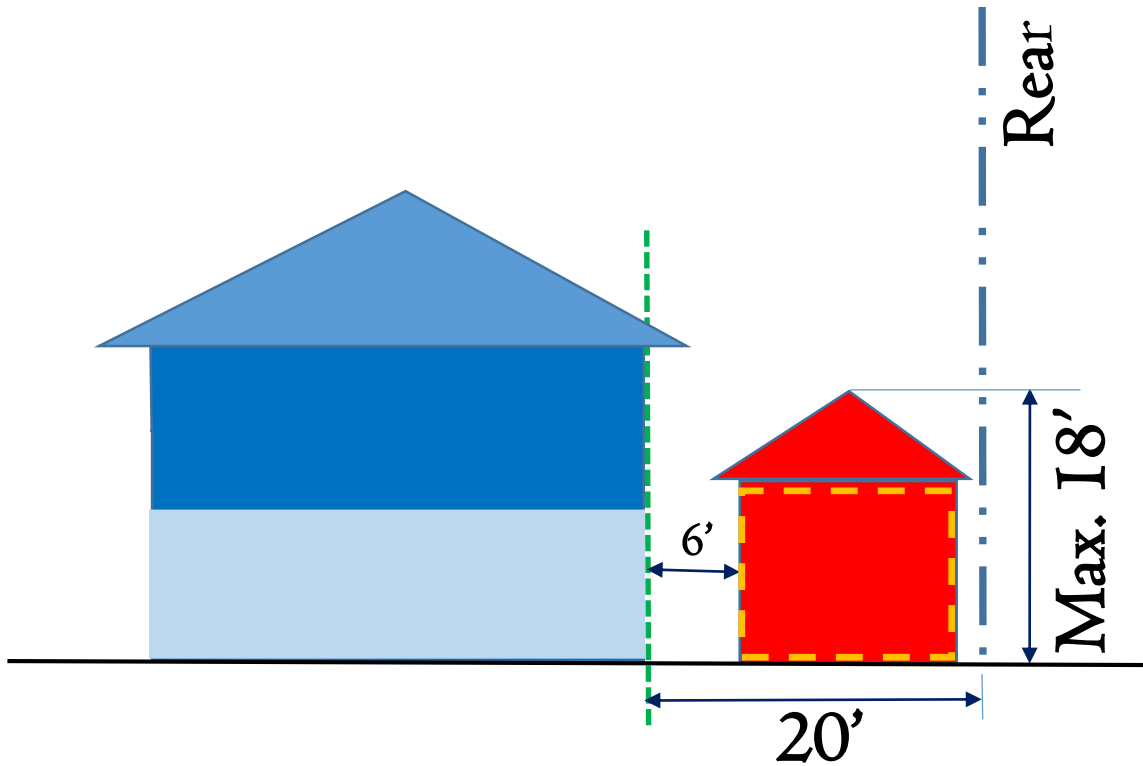
New 1-story ADU or conversion of an accessory building or accessory building conversion



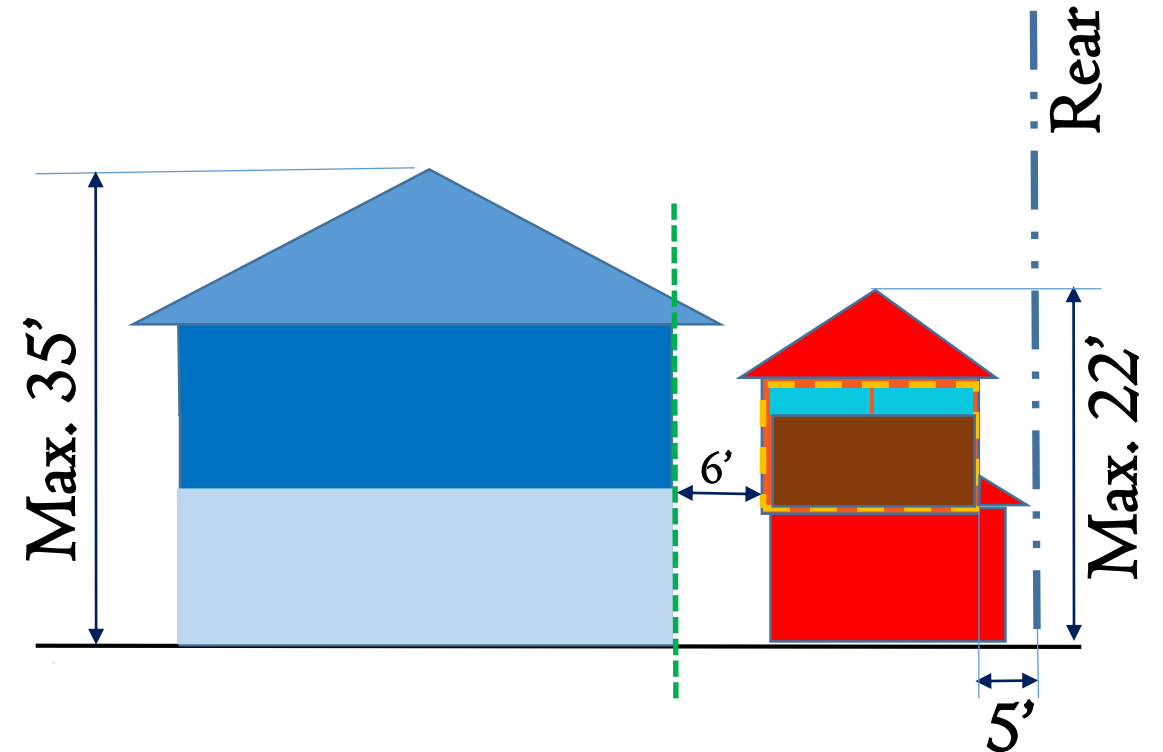
New 2nd story ADU above existing accessory building



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.



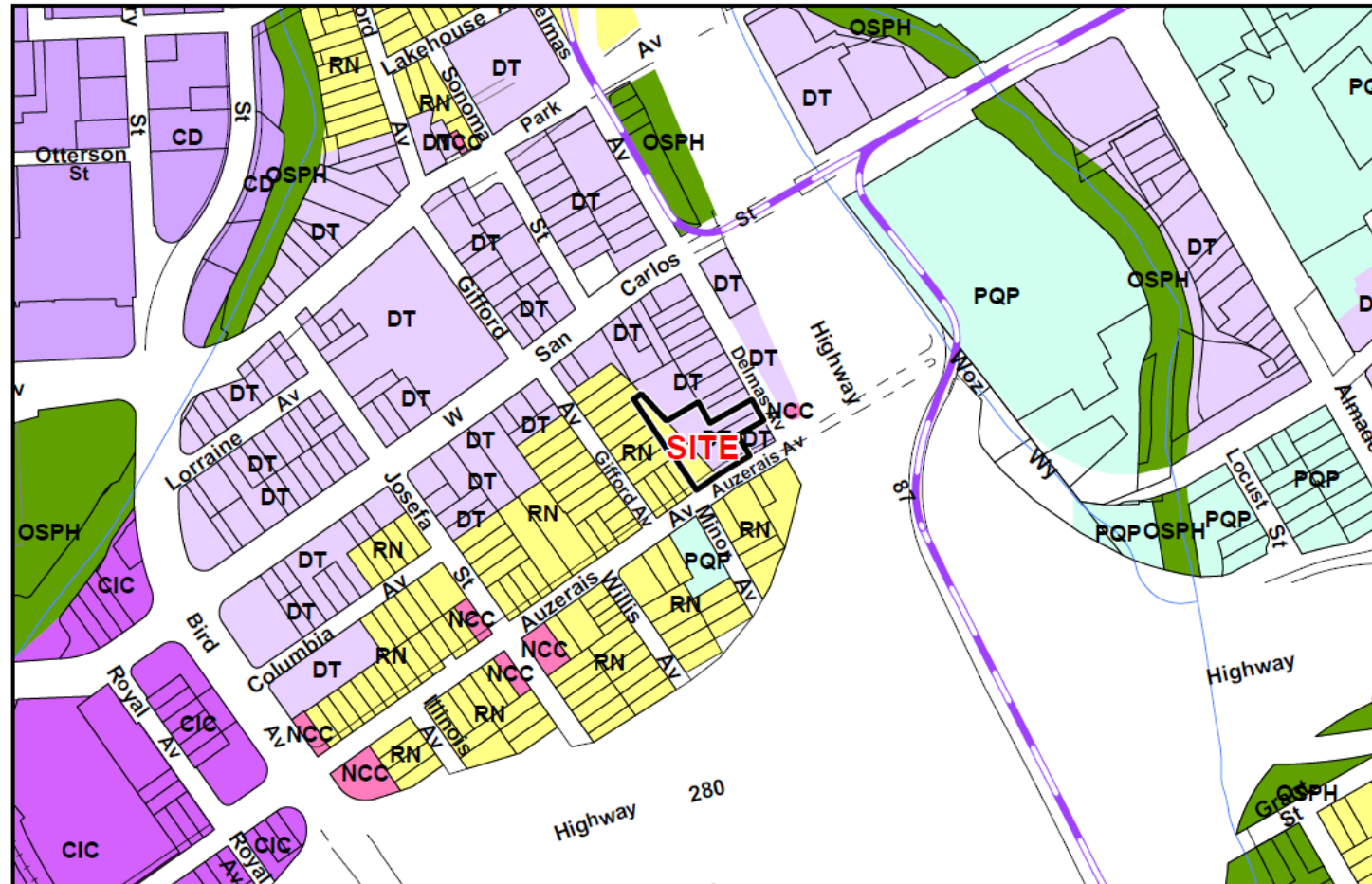
Community Outreach

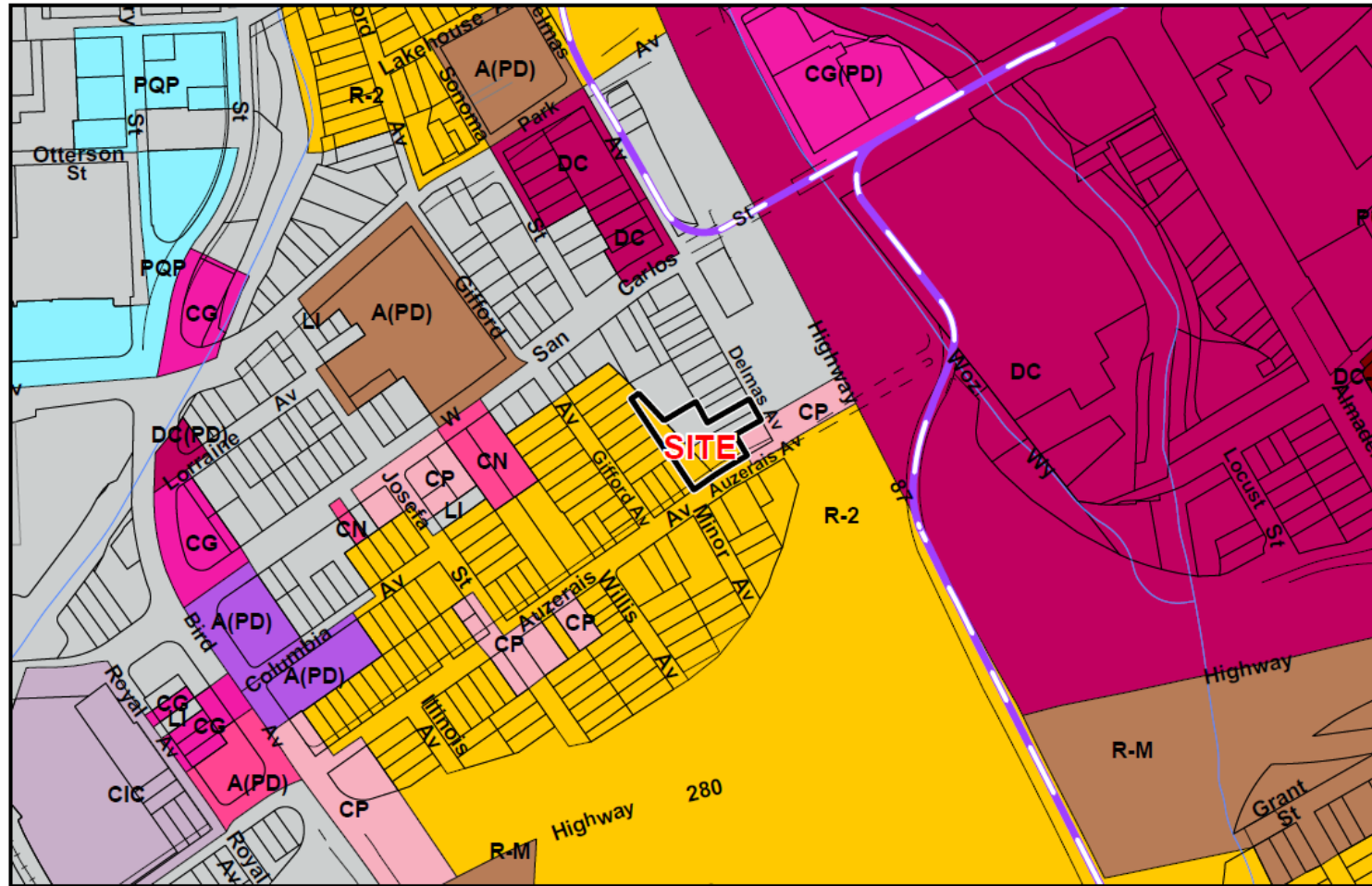
- Four Community Meetings:
 - February 12, 2018, City Hall Wing Room
 - March 22, 2018, Almaden Community Center
 - March 26, 2018, Alum Rock Community Library
 - March 29, 2018, Willow Glen Community Center
- Focus Group Meetings:
 - Design Professionals: February 5, 2018 and February 22, 2018
 - Housing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

Item 10.3

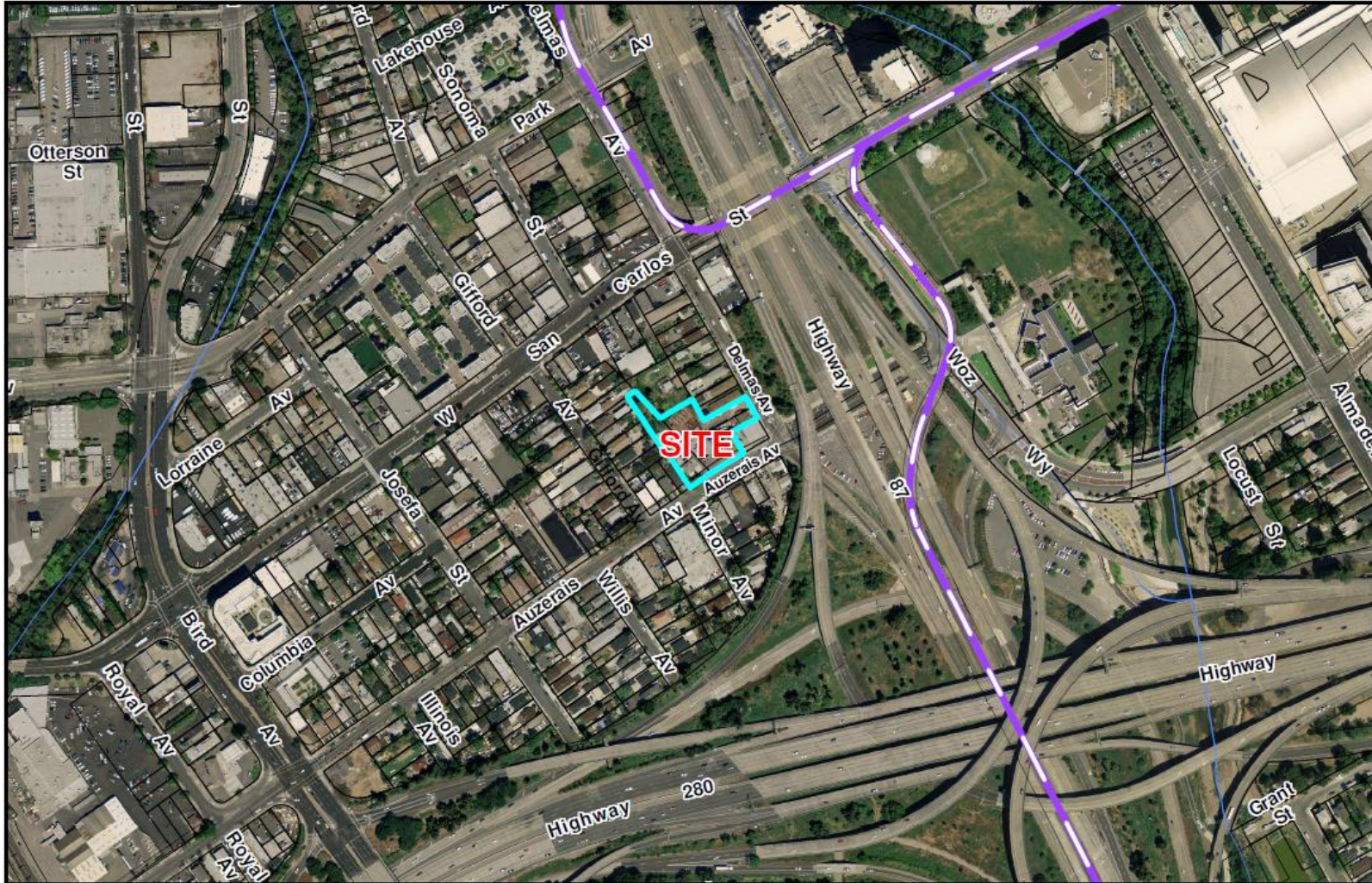
C17-009, SP17-016 & t17-015: Conforming Rezoning, Special Use Permit and Vesting Tentative Map for Real Property Located at 425 & 433 Auzerais Avenue

General Plan





Aerial



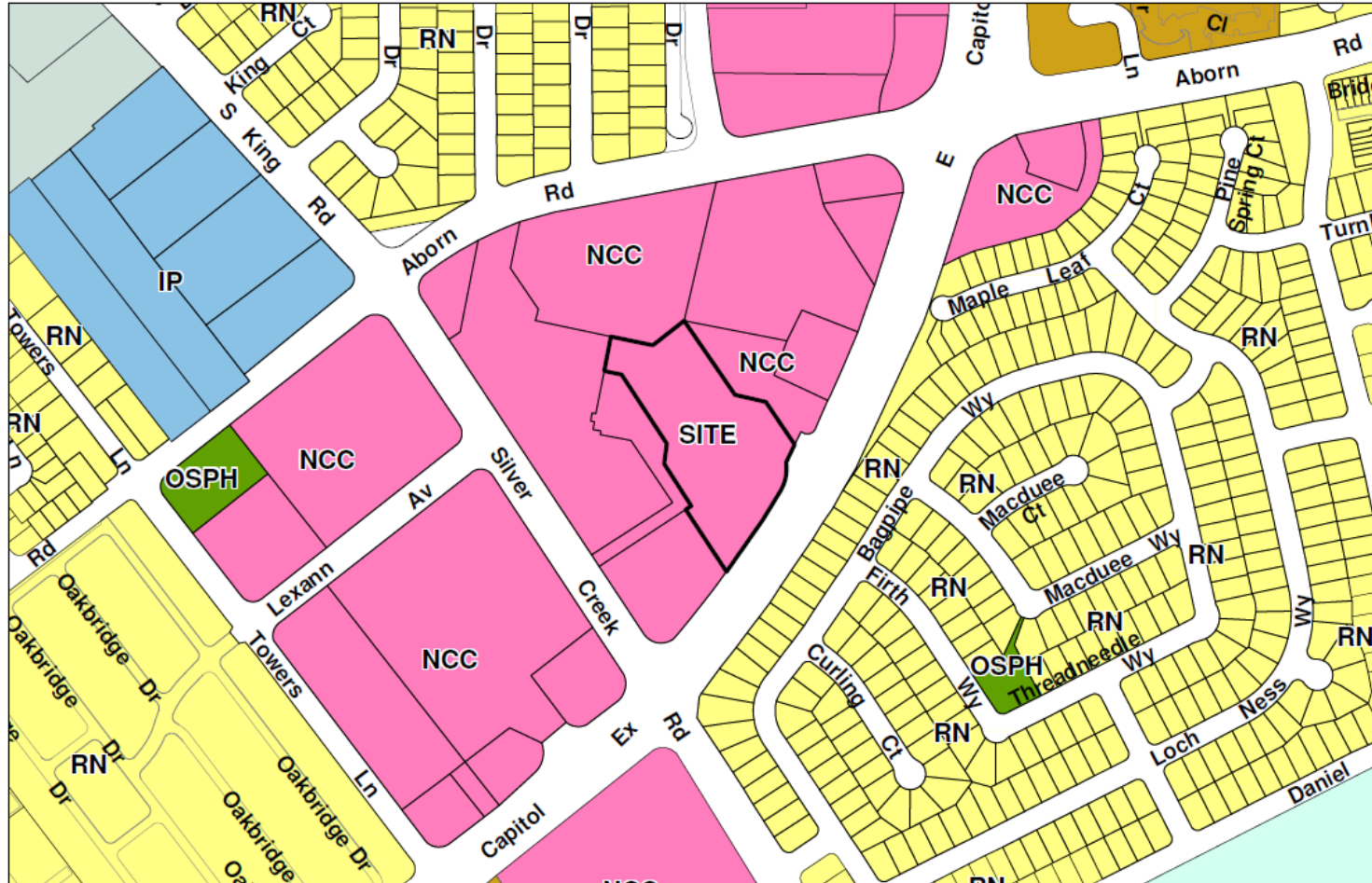
Item 10.4

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

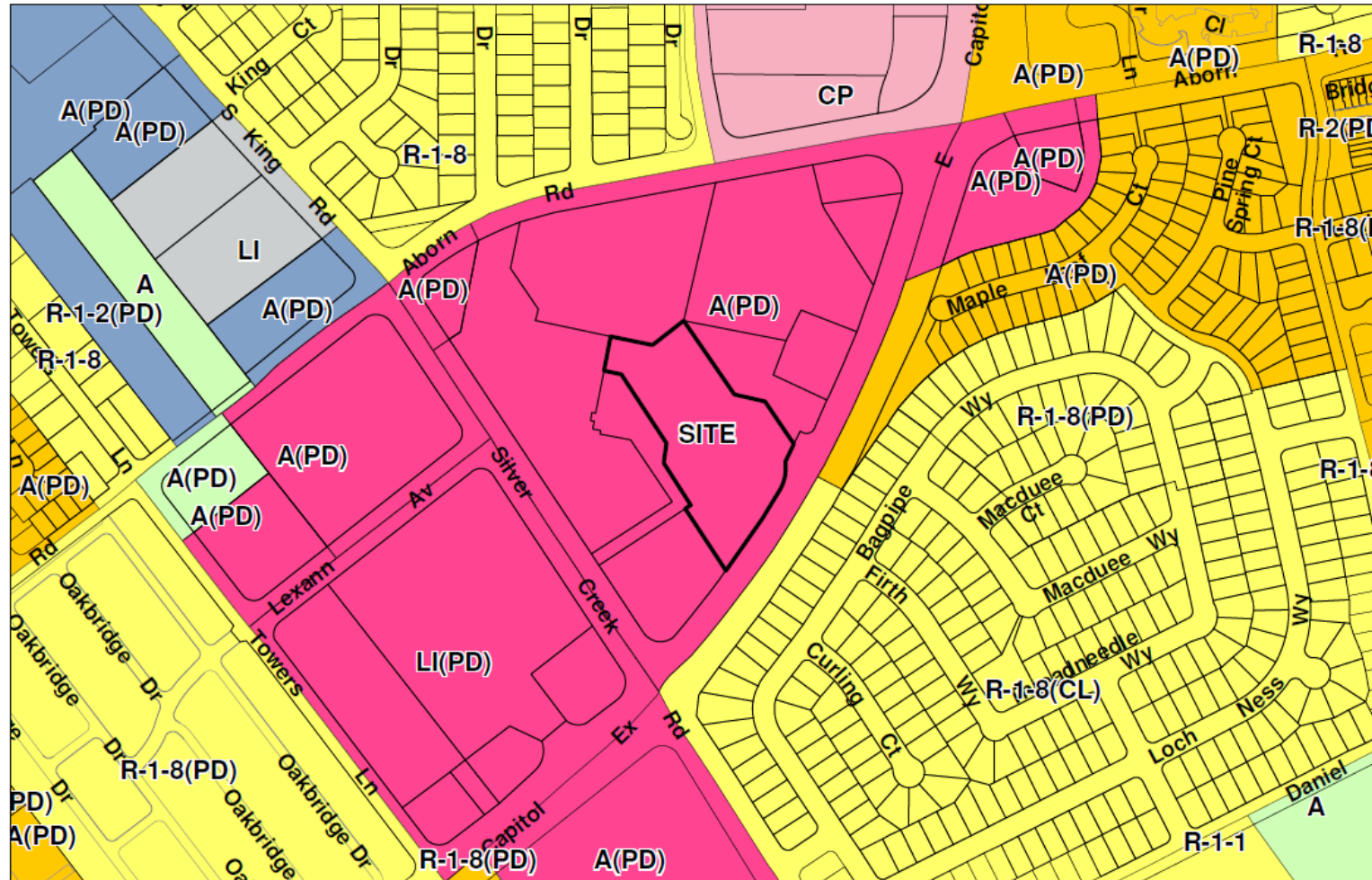
Project Description

- 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

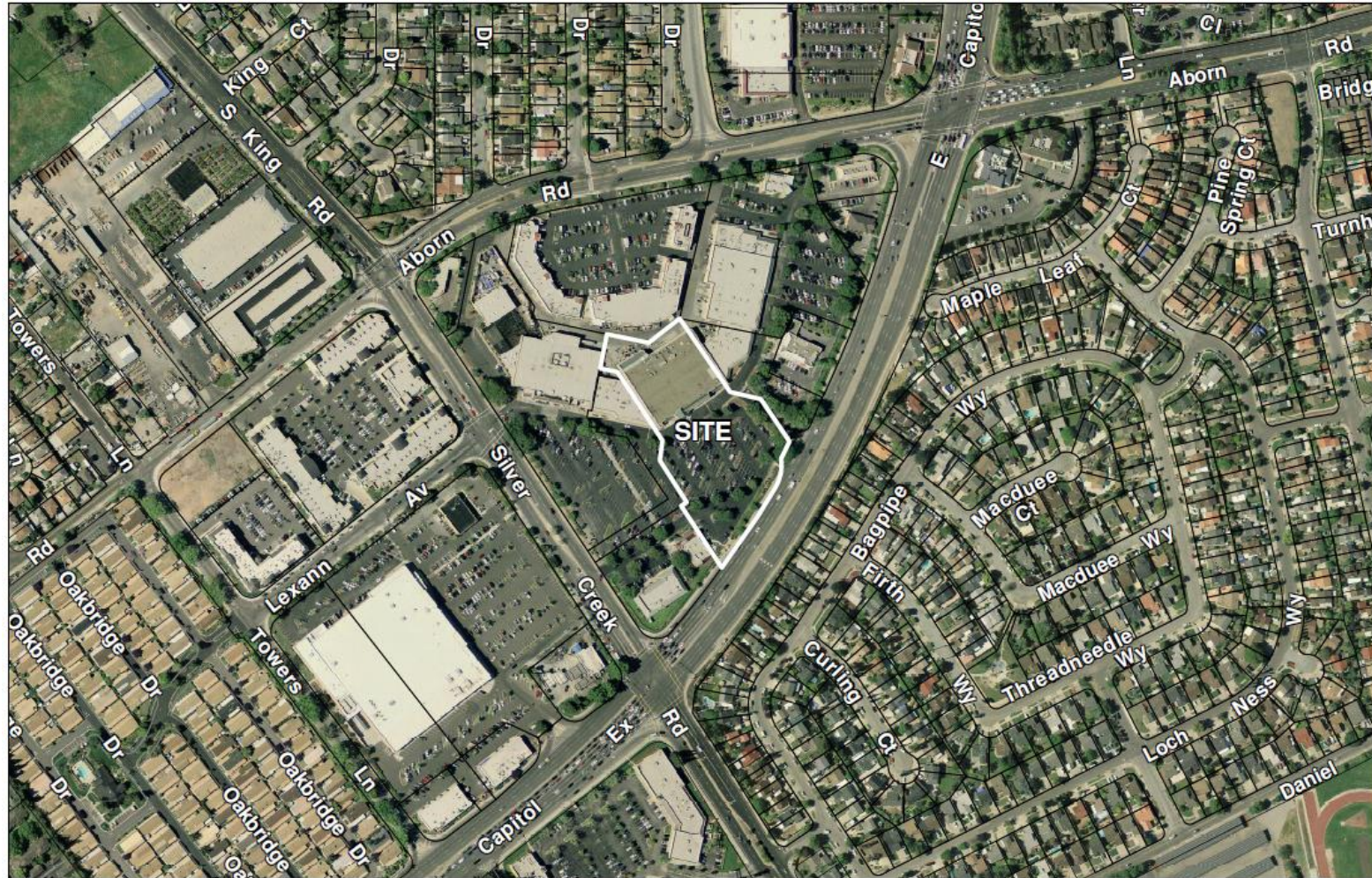
General Plan



Existing Zoning



Aerial



End