City Council Hearing

November 27, 2018

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Planning, Building and Code Enforcement

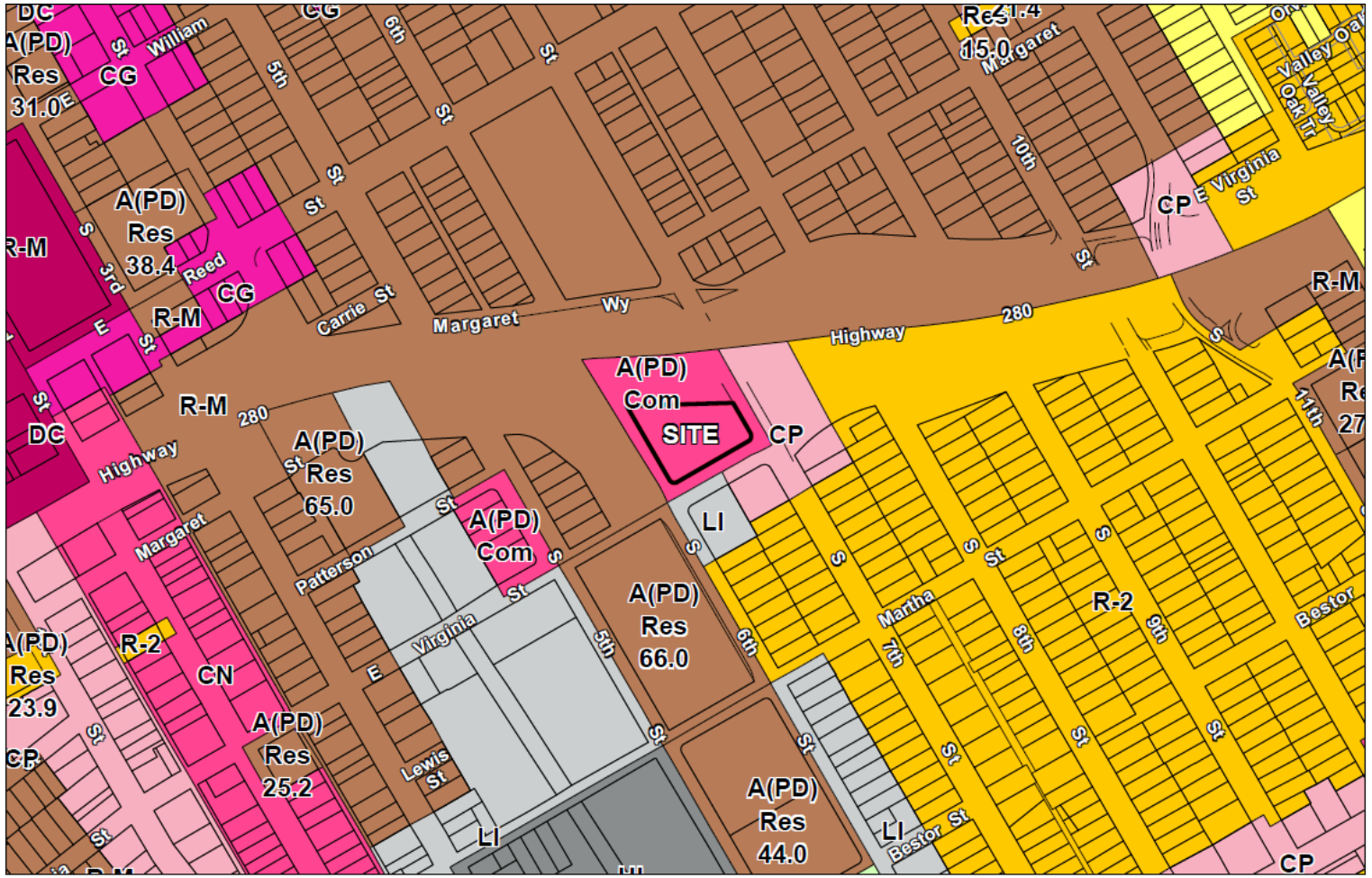
Item 10.1(a)

C17-012: Conforming Rezoning for Real Property Located at 295 East Virginia Street

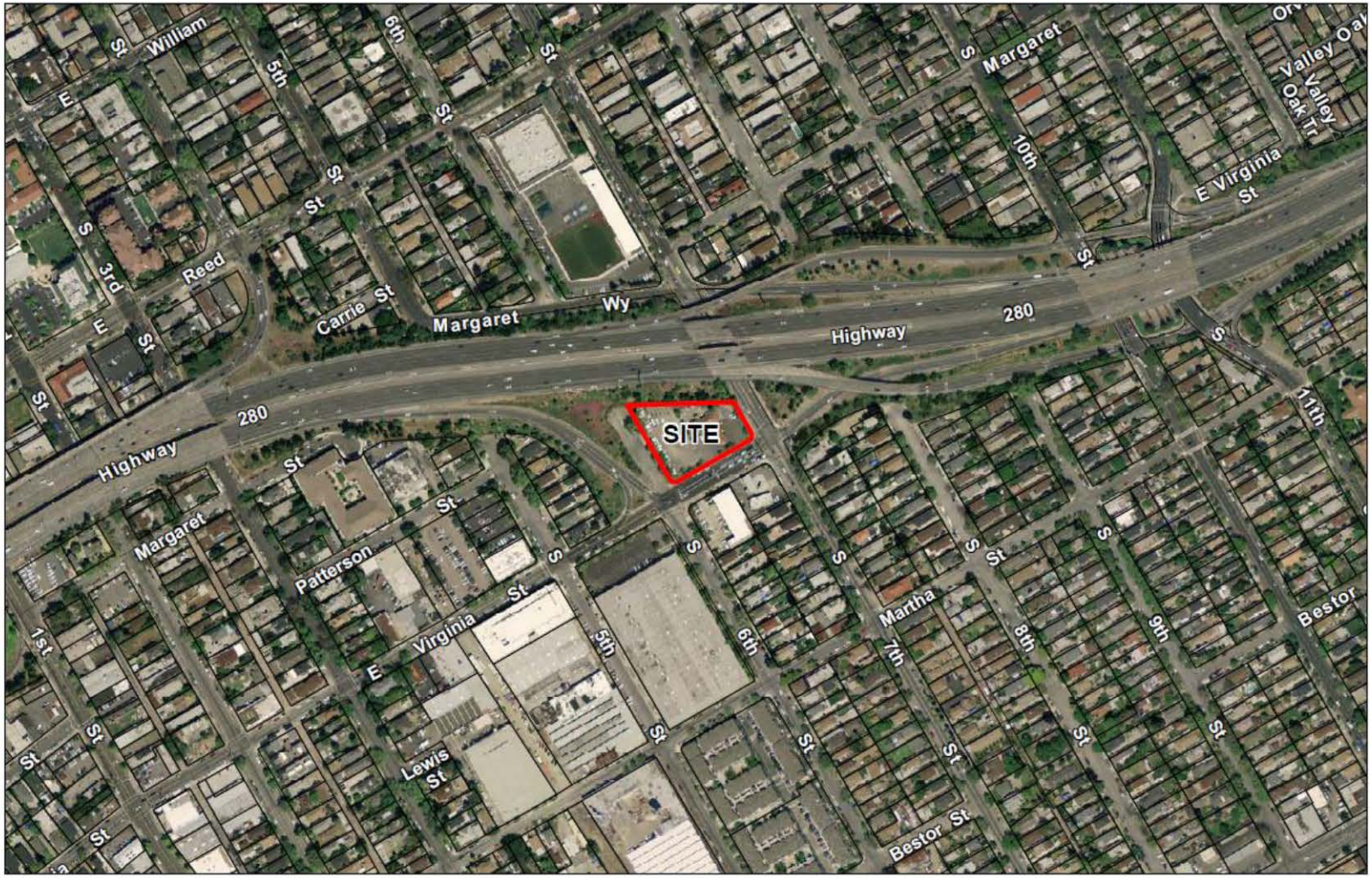
General Plan



Existing Zoning



Aerial


SITE
Highway 280
Margaret
Carrie St
Wy
Reed
3rd
E
St
William
5th
6th
10th
Valley Oak Tr
E Virginia St
11th
Patterson
Virginia
Martha
Bestor St
Lewis St
1st
7th
8th
9th

Item 10.2

PP18-086: Amendment to Title 4 (Revenue, Finance and Business Tax) and Title 20 (Zoning Ordinance) of the San Jose Municipal Code

Title 4 and Title 20 Amendments

- **Quarterly update to Municipal Code**

- **Title 4 Changes: Revenue, Finance, and Business Taxes**
  - Update the Urban Agriculture Incentive Zone sunset date to January 1,2029

- **Title 20 Changes: Zoning Code**
  - Minor corrections
    - Add ADUs as a permitted use in the R-M Zoning District
    - Add CIC and TEC Zoning Districts to Performance Standards
    - Update Single-Family Driveway length
  - Clarifications
    - Add a reference to existing setback requirements for R-M District
    - Add Incidental Child Daycares as permitted in PQP District
    - Add a percentage of incidental office use in LI and HI Districts
    - Clarify late night use language and remove incorrect section reference
    - Add clarity to change in use parking section

Title 4 and Title 20 Amendments

- **Title 20 Changes: Zoning** (continued)
  - Affordable Housing
    - Allows 100% deed-restricted low, very low and extremely low income housing projects in an Urban Village as a Conditional or Special Use, if consistent with the General Plan
  - Height for Elevator Shafts and Stairwells
    - Allow Elevator Shafts and Stairwells to exceed zoning district height limit by 10 feet
  - Added Definitions
    - Catering Facility
    - Construction/Corporation Yard

Item 10.3

PP18-090 : Amendment to Title 23 of the San Jose Municipal Code (Sign Code).

Title 23 Sign Code Amendments

- **Within North San Jose**

- **New Definition: Business Center**
  - "Business Center means an individual development project, as defined in Section 65928, for commercial, industrial, or mixed commercial/industrial purposes, as shown on a subdivision map or site map approved by the City. Includes a cluster of commercial uses that are predominantly office uses in nature occupying one or more buildings located on a single parcel, or on contiguous parcels developed under a single planning process, and that include shared facilities such as parking and pedestrian connections. A business center site shall not include parcels separated by a public street."

- **Site Eligibility Requirements:**
  - Is at least ten acres in size;
  - Has at least 600 continuous linear feet of freeway frontage or 600 continuous linear feet of street frontage that parallels and is visible to a freeway travel lane;
  - Is developed for research and development use and has General Plan land use designation and Zoning that supports such uses.
  - Sign Size: 500 SF maximum, with only 75% allowed to be programmable (375 SF).

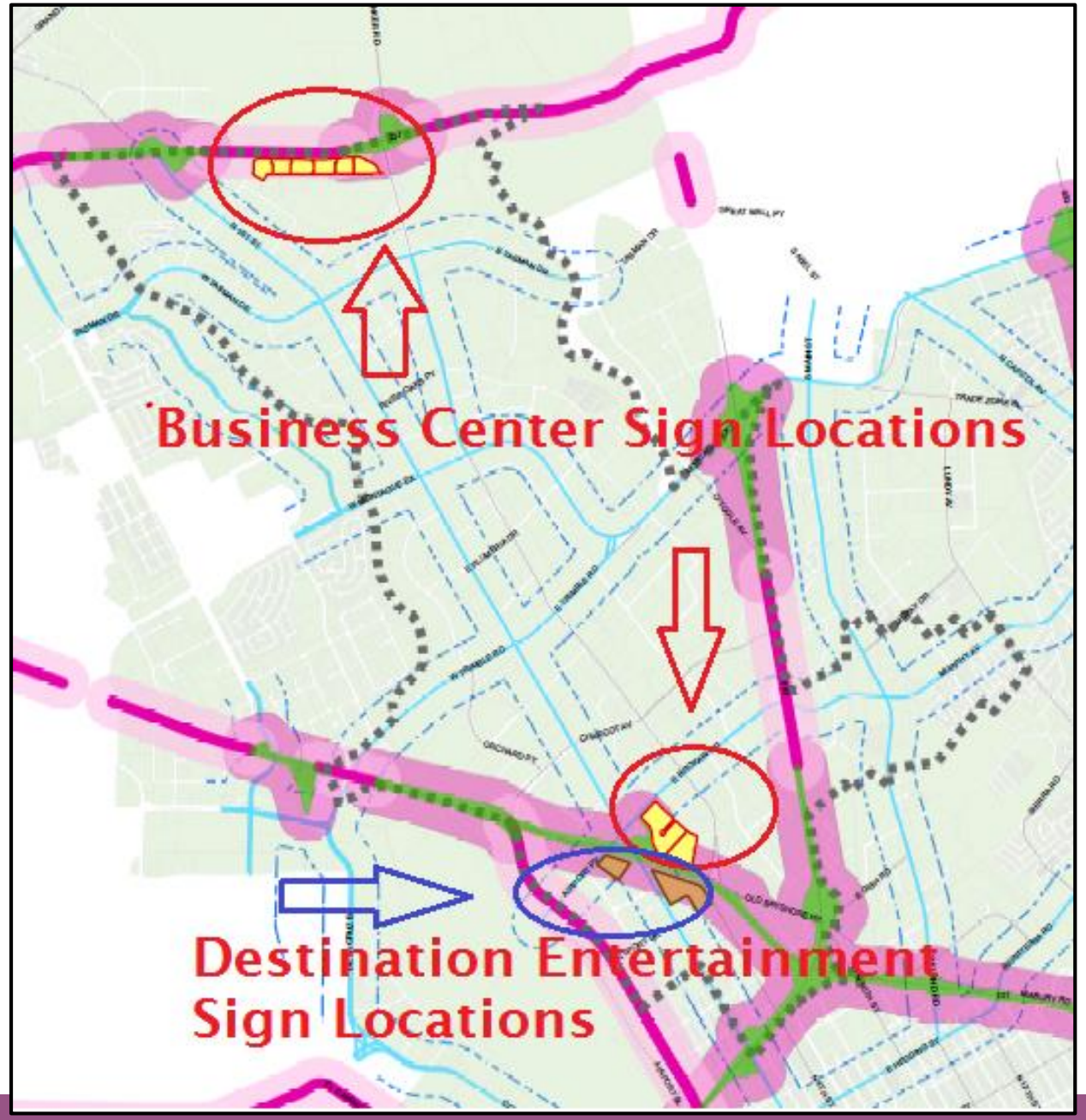
Destination Entertainment Facility

- **New Definition: Destination Entertainment Facility**
  - "Destination Entertainment Facility means a Building with a Footprint of at least 50,000 square feet and which contains either a relocated cardroom or an indoor movie theater with an occupancy load of at least 1,000 people."

- **Site Eligibility Requirements:**
  - Is at least six acres in size;
  - Has at least 600 continuous linear feet of freeway frontage or 600 continuous linear feet of street frontage that parallels and is visible to a freeway travel lane;
  - Is developed as Destination Entertainment and has General Plan land use designation and Zoning that supports such uses.
  - Sign Size: 500 SF maximum, with only 75% allowed to be programmable (375 SF).

Eligible Sites in North San Jose Sign Boundary

- Two sites available for Destination Entertainment Signs
- Two groups of parcels (single development permit) eligible for Business Center Signs



End