

City Council Hearing

November 27, 2018



*Planning, Building and
Code Enforcement*

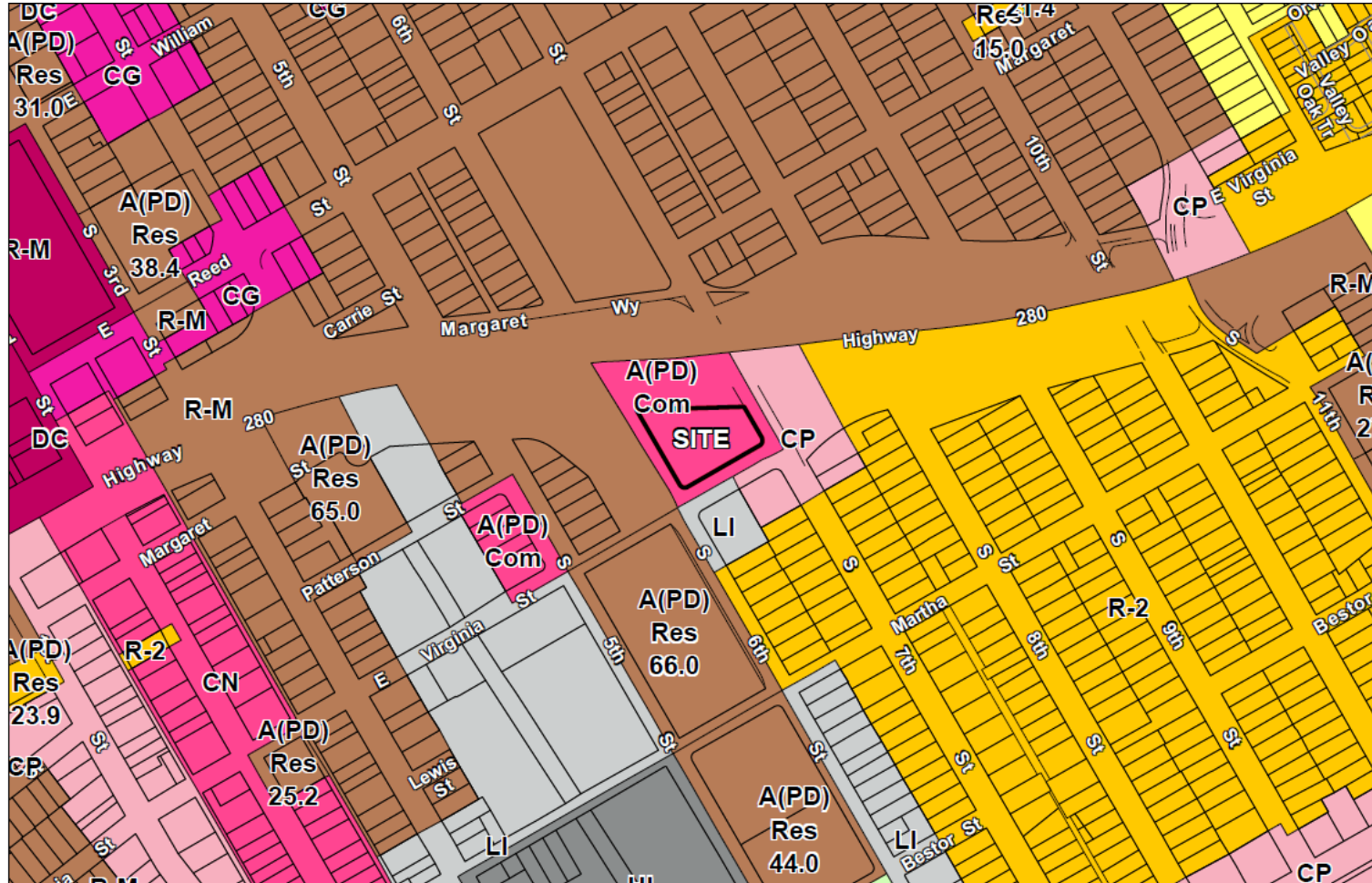
Item 10.1(a)

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

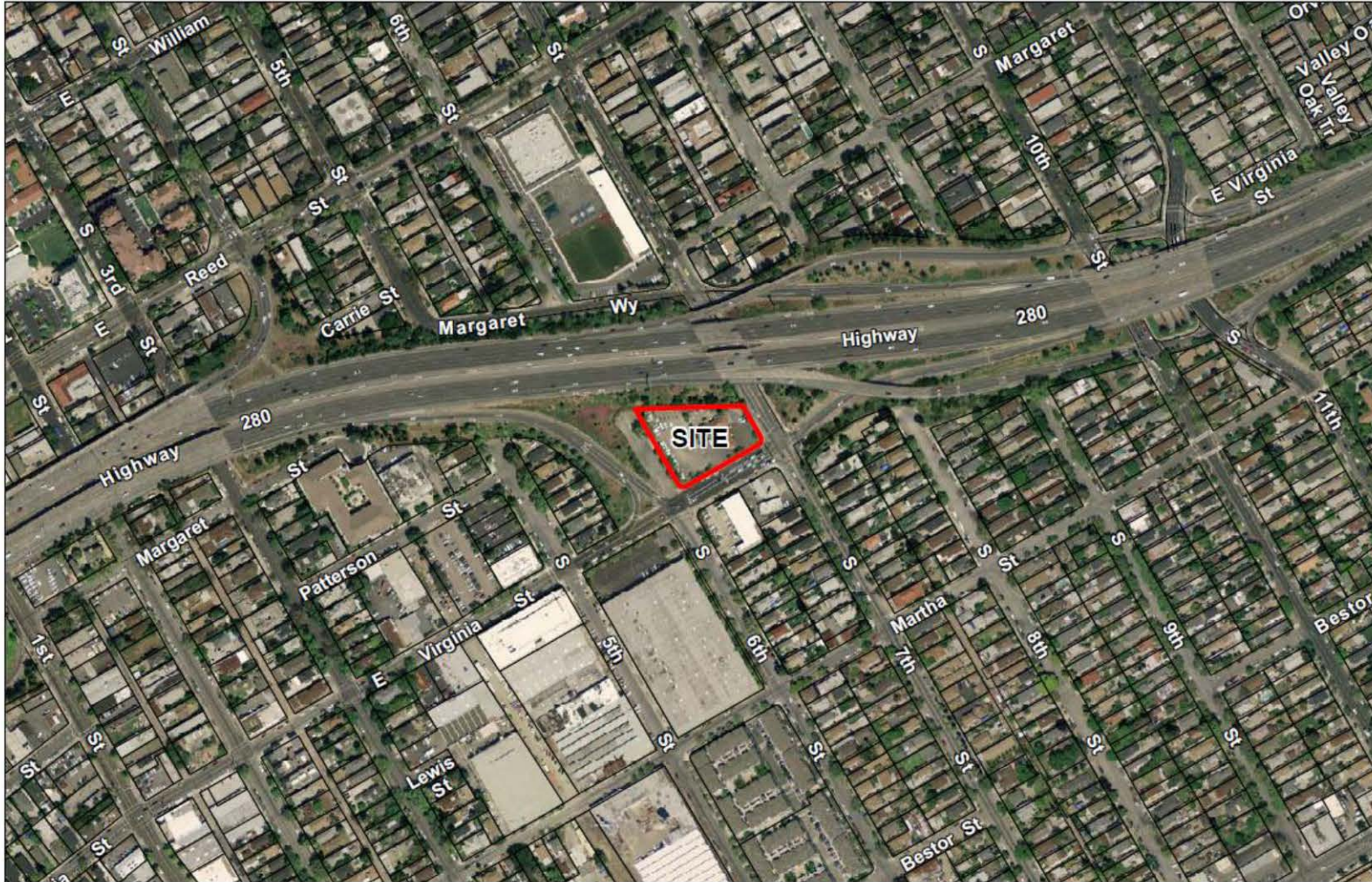
General Plan



Existing Zoning



Aerial



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**

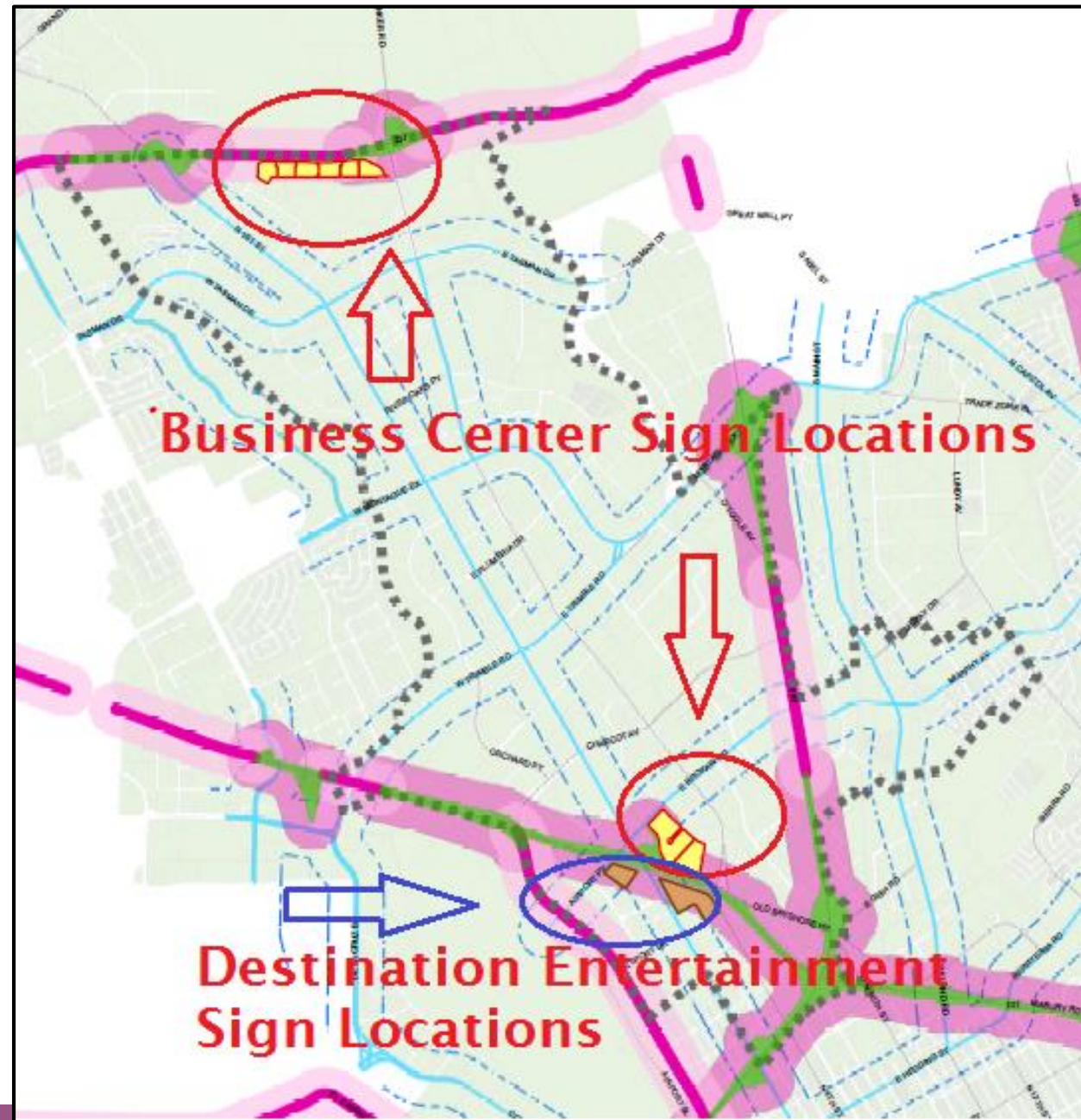
- “Destination Entertainment Facility means a Building with a Footprint of at least 50,000 square feet and which contains either a relocated cardroom or an indoor movie theater with an occupancy load of at least 1,000 people.”

- **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