

City Council Hearing

June 25, 2019



*Planning, Building and
Code Enforcement*

Item 10.3

Amendment to Title 20 of the San Jose Municipal Code for Phase 1 of the Alignment of the Zoning Ordinance with the General Plan.

Presenter: Martina Davis, Supervising Planner, PBCE

Background

- Comprehensive review of the Zoning Ordinance to align with the General Plan
- Expediting Housing Development
 - June 2018-2019 Budget Message
 - Senate Bill 1333
- Phased approach – multi-year effort

Seven Categories of Proposed Changes

1. Ensure allowed uses in Zoning Districts are consistent with the General Plan Land Use Designation associated with that district.
2. Remove or update outdated terminology and land uses and add new land uses that reflect current and emerging commercial trends.
3. Facilitate uses supported by the General Plan by removing or reducing permit requirements.
4. Preserve and enhance industrial land by adding new industrial uses, updating existing uses, allowing industrial supportive uses as appropriate, and removing incompatible uses from Industrial Zoning Districts.

Seven Categories of Proposed Changes

5. Update Downtown Zoning Districts and implement the Downtown Retail Strategy.
6. Update Table 20-270 in Section 20.120.110 to designate new conforming Zoning Districts to some General Plan land use designations
7. Non-substantive text based changes for clarity and consistency throughout the Zoning Ordinance.

Next Steps

- Multi-phased approach
 - Phase 1(a) - Update uses and permit requirements
 - Phase 1(b) - Update development standards and create new zoning districts
 - Phase 2 - Rezoning property

Discussion/Questions