



CITY COUNCIL STAFF REPORT

File Nos.	C20-018
Applicant:	The Salvation Army
Location	West side of N 4 th and Washington Streets (359 N 4 th Street and 405 N 4 th Street), approximately 400 feet northwest of E Julian Street
Existing Zoning	LI Light Industrial and R-M Multiple Residence
Proposed Zoning	PQP Public/Quasi-Public
Council District	3
Historic Resource	No
Annexation Date:	March 27, 1850 (Original City)
CEQA:	Determination of Consistency with the Envision San José 2040 General Plan EIR (Resolution No. 76041) and the Envision San José General Plan Supplemental EIR (Resolution No. 77617), and Addenda thereto.

APPLICATION SUMMARY:

Conforming rezoning from LI Light Industrial and R-M Multiple Residence to PQP Public/Quasi-Public on an approximately 2.66-gross acre site.

RECOMMENDATION:

Staff recommends that the City Council:

1. Consider the Determination of Consistency with the Envision San José 2040 General Plan EIR (Resolution No. 76041) and the Envision San José General Plan Supplemental EIR (Resolution No. 77617), and Addenda thereto.
2. Adopt an ordinance rezoning an approximately 2.66-acre site located on the western side of N 4th Street and Washington Street (359 N 4th Street and 405 N 4th Street), approximately 400 feet northwest of E Julian Street, from the LI Light Industrial and R-M Multiple Residence Zoning Districts to the PQP Pubic/Quasi-Public Zoning District.

PROJECT DATA

GENERAL PLAN CONSISTENCY			
General Plan Designation		Public/Quasi-Public <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
Consistent Policies		Implementation Policies IP-1.1, IP-1.6, IP-1.7, IP-8.2	
SURROUNDING USES			
	General Plan Land Use	Zoning	Existing Use
North	RN Residential Neighborhood	R-M Multiple Residence, LI Light Industrial	Single-family and multifamily housing
South	RN Residential Neighborhood	R-M Multiple Residence	Multifamily housing
East	RN Residential Neighborhood	LI Light Industrial, PD Planned Development, R-M Multiple Residence	Single-family and multifamily housing
West	NCC Neighborhood/Community Commercial, RN Residential Neighborhood	PD Planned Development, R-M Multiple Residence	Multifamily housing

RELATED APPROVALS	
Date	Action
10/18/1966	Building permit at 405 N 4 th Street for a rooming house for 29 guests and 2 apartments
06/22/1964	Building permit at 359 N 4 th Street for a chapel, community center, and classrooms
03/27/1850	Site annexed into the City of San José (Original City)

PROJECT DESCRIPTION

On December 3, 2020, the applicant, The Salvation Army, filed an application to rezone an approximately 2.66-gross acre site from the LI Light Industrial and R-M Multiple Residence Zoning Districts to the PQP Public/Quasi-Public Zoning District.

Background

The subject site is located on the western side of N 4th Street and Washington Streets (See Figure 1) and is split into two parcels separated by the Union Pacific Railroad line. The portion of the site north of the railroad line has a building with a soup kitchen and overnight shelter and associated parking. The portion of the site south of the railroad tracks has a community center comprised of three buildings, accessory structures, parking lot, and undeveloped land. The site is surrounded by residential uses to the north, south, east, and west, including several multifamily buildings. There are no other active planning permit applications on file for the subject site.



The subject property is currently located in the LI Light Industrial and R-M Multiple Residence Zoning Districts. The applicant has requested a Conforming Rezoning to rezone the site to the PQP Public/Quasi-Public Zoning District, which would further bring the site into conformance with the Public/Quasi-Public General Plan land use designation.

The proposed project was analyzed for conformance with the following: 1) the Envision San José 2040 General Plan, 2) the Zoning Ordinance, and 3) the California Environmental Quality Act (CEQA).

The subject site has an [Envision San José 2040 General Plan](#) Land Use/Transportation Diagram land use designation of Public/Quasi-Public (see Figure 2).



Figure 2: General Plan Land Use/Transportation Diagram (site outlined in blue)

The Public/Quasi-Public land use designation is used to designate public land uses, including schools, colleges, corporation yards, homeless shelters, permanent supportive housing, libraries, fire stations, water treatment facilities, convention centers and auditoriums, museums, governmental offices, and airports. Joint development projects which include public and private participation, such as a jointly administered public/private research institute or an integrated convention center/hotel/restaurant complex are allowed. This category is also used to designate lands used by some private entities, including private schools, daycare centers, hospitals, public utilities, and the facilities of any organization involved in the provision of public services such as gas, water, electricity, and telecommunications facilities that are consistent in character with established public land uses. Private community gathering facilities, including those used for religious assembly or other comparable assembly activity, are also appropriate on lands with this designation. The appropriate intensity of development can vary considerably depending on potential impacts on surrounding uses and the particular Public/Quasi-Public use developed on the site. The rezoning is consistent with the following General Plan policies:

1. Implementation Policy IP-1.1: Use the Envision General Plan Land Use/Transportation Diagram designations to indicate the general intended land use, providing flexibility to allow for a mix of land uses, intensities and development forms compatible with a wide variety of neighborhood contexts and to designate the intended roadway network to be developed over the timeframe of the Envision General Plan. Use the Zoning designation to indicate the appropriate type, form, and height of development for particular properties.
2. Implementation Policy IP-1.6: Maintain a Zoning Ordinance and Subdivision Ordinance that aligns with and supports the Land Use/Transportation Diagram and Envision General Plan goals and policies. Develop new Zoning Districts which enumerate uses and establish development standards, including heights, to achieve vital mixed-use complete communities and facilitate their implementation.
3. Implementation Policy IP-1.7: Ensure that proposals to rezone and prezone properties conform to the Land Use/Transportation Diagram, and advance Envision General Plan vision, goals, and policies.

4. Implementation Policy IP-8.2: Use the City's conventional zoning districts, contained in its Zoning Ordinance, to implement the Envision General Plan Land Use/Transportation Diagram. These districts include a range of allowed land uses, development intensities, and standards within major land use categories (residential, commercial and industrial) together with zoning districts for other land uses such as mixed-use and open space. The various ranges of allowed use and development intensity correspond generally to the respective Envision General Plan land use designations, while providing greater detail as to the appropriate land uses and form of development.

Analysis: The project proposes a Conforming Rezoning of the property from the LI Light Industrial Zoning District to the PQP Public/Quasi-Public Zoning District. This would correspond to the existing Envision General Plan land use designation for the subject site. The PQP Public/Quasi-Public Zoning District would allow future development consistent with the site's General Plan land use designation, as well as the current uses of the property.

Zoning Ordinance Conformance

The proposed rezoning conforms with Table 20-270, [Section 20.120.110](#) of the San José Municipal Code, which identifies the PQP Public/Quasi-Public Zoning District as a conforming district to the Public/Quasi-Public General Plan land use designation.

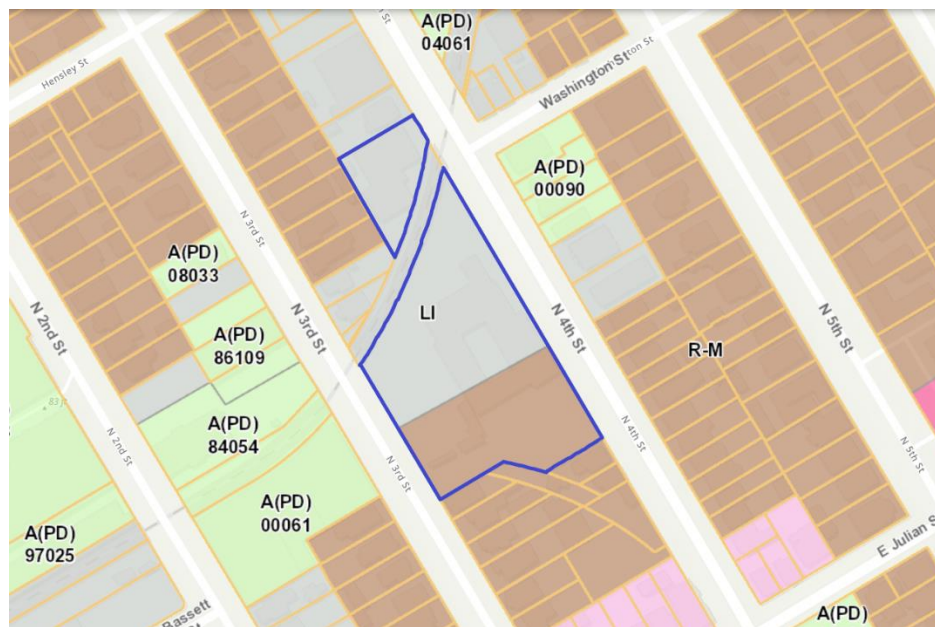


Figure 3: Zoning map (site outlined in blue)

The PQP Public/Quasi-Public District would allow the property to be used and developed in accordance with the allowable uses in Table 20-90, [Section 20.40.100](#), which includes a range of public, residential, and utility uses such as the existing community center and emergency residential shelter. The proposed rezoning would facilitate future redevelopment of the site consistent with the General Plan land use designation.

Setbacks and Heights

Table 20-100 in [Section 20.40.200](#) of the San José Municipal Code establishes the following development standards for a PQP Public/Quasi-Public Zoning District. These are compared to the setbacks on the existing buildings on the properties in the table below.

Standard	PQP Zoning District	Existing buildings at 359 N 4 th Street	Existing building at 405 N 4 th Street
Front Setback	10 feet minimum, less than 10 feet if established in approved development permit	15.6 feet	32.6 feet
Side Setback	none	Minimum 56 feet	Minimum 5 feet
Rear Setback	10 feet minimum, less than 10 feet if established in approved development permit	121.5 feet	Minimum 5 feet
Maximum Height	65 feet	22.9 feet	27.9 feet

The rezoning of the property from the LI Light Industrial and R-M Multiple Residence Zoning Districts to the PQP Public/Quasi-Public Zoning District would not change the height and setbacks of existing buildings, and it would make the current uses conforming. Future development would be evaluated for conformance with the above development standards and all other Municipal Code regulations.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to Section 15168(c)(2) of the CEQA Guidelines, the City of San José has determined that the proposed project is pursuant to, in furtherance of, and within the scope of the Envision San José 2040 General Plan program, the impacts of which were analyzed and disclosed in the Final Environmental Impact Report for the Envision San José 2040 General Plan, for which findings were adopted by City Council Resolution No. 76041 on November 1, 2011 and Supplemental EIR adopted by City Council Resolution No. 77617 on December 15, 2015, and addenda thereto. The FPEIR, SEIR and Addenda were prepared for the comprehensive update and revision of all elements of the City of San José General Plan, including an extension of the planning timeframe to the year 2040.

No new or more significant environmental impacts beyond those identified in the Envision San José 2040 General Plan Final Program Environmental Impact Report (FPEIR), Supplemental EIR (SEIR), and Addenda have been identified, nor have any new mitigation measures or alternatives which are considerably different from those analyzed in the FPEIR, SEIR and Addenda been identified.

CONCLUSION

The proposed rezoning from the LI Light Industrial and R-M Multiple Residence Zoning Districts to the PQP Public/Quasi-Public Zoning District is consistent with General Plan policies IP-1.1, IP-1.6, IP-1.7, and IP-8.2. The rezoning also conforms to the General Plan Land Use designation of Public/Quasi Public pursuant to Table 20-270 of the Zoning Code.

CLIMATE SMART SAN JOSE

The recommendation in this staff report has no effect on Climate Smart San José energy, water, or mobility goals.

PUBLIC HEARING NOTIFICATION

Staff followed Council Policy 6-30: Public Outreach Policy. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public. Staff received one email from a member of the public inquiring about the rezoning.

/s/

ROSALYNN HUGHEY, Director
Planning, Building and Code Enforcement

For questions, please contact Michael Brilliot, Deputy Director, at
michael.brilliot@sanjoseca.gov.

Attachments: Draft Ordinance
Legal Description and Plat Map

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SAN JOSE REZONING CERTAIN REAL PROPERTY OF APPROXIMATELY 2.66 GROSS ACRES SITUATED ON THE WEST SIDE OF NORTH 4TH AND WASHINGTON STREETS (359 NORTH 4TH STREET AND 405 NORTH 4TH STREET) (APN: 249-46-088 AND 249-46-001) FROM THE LI LIGHT INDUSTRIAL AND R-M MULTIPLE RESIDENCE ZONING DISTRICTS TO THE PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT

WHEREAS, all rezoning proceedings required under the provisions of Chapter 20.120 of Title 20 of the San José Municipal Code have been duly had and taken with respect to the real property hereinafter described; and

WHEREAS, pursuant to Section 15168(c)(2) of the CEQA Guidelines, the City of San José has determined that the proposed rezoning is pursuant to, in furtherance of and within the scope of the previously approved program evaluated in the Final Program Environmental Impact Report for the Envision San José 2040 General Plan (the “FEIR”), for which findings were adopted by City Council through its Resolution No. 76041 on November 1, 2011, and Supplemental Environmental Impact Report (the “SEIR”), through Resolution No. 77617, adopted by City Council on December 15, 2015, and Addenda thereto, and does not involve new significant effects beyond those analyzed in the FEIR and SEIR; and

WHEREAS, the City Council of the City of San José is the decision-making body for the proposed subject rezoning to the PQP Public/Quasi-Public Zoning District; and

WHEREAS, this Council of the City of San José has considered and approves the information contained in the FEIR and related City Council Resolution No. 76041 and the

SEIR and related City Council Resolution No. 77617, and Addenda thereto, and the determination of consistency therewith prior to acting upon or approving the subject rezoning; and

WHEREAS, the proposed rezoning is consistent with the designation of the site in the applicable General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:

SECTION 1. The recitals above are incorporated herein.

SECTION 2. All that real property hereinafter described in this section, hereinafter referred to as "subject property," is hereby rezoned PQP Public/Quasi-Public Zoning District.

The subject property referred to in this section is all that real property situated in the County of Santa Clara, State of California, described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein by this reference.

SECTION 3. The district map of the City is hereby amended accordingly.

SECTION 4. Any land development approval that is the subject of City File No. C20-018 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. The applicant for or recipient of such land use approval hereby acknowledges receipt of notice that the issuance of a building permit to implement such land development approval may be suspended, conditioned or denied where the City Manager has determined that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed by the California Regional Water Quality Control Board for the San Francisco Bay Region.

PASSED FOR PUBLICATION of title this ____ day of _____, 2021 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

LEGAL DESCRIPTION

Real property in the City of San Jose, County of Santa Clara, State of California, described as follows:

PARCEL ONE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF FOURTH STREET, DISTANT THEREON 255.00 FEET NORTHERLY FROM THE POINT OF INTERSECTION OF THE WESTERLY LINE OF FOURTH STREET WITH THE NORTHERLY LINE OF THE RIGHT OF WAY FORMERLY OF THE CENTRAL PACIFIC RAILROAD COMPANY NOW USED AND OCCUPIED BY THE SOUTHERN PACIFIC COMPANY, A CORPORATION, SAID POINT OF BEGINNING BEING ALSO THE SOUTHEASTERLY CORNER OF LOT 19 OF WHAT IS KNOWN AS THE HOUGHTON SURVEY; THENCE RUNNING NORTHERLY AND ALONG THE WESTERLY LINE OF FOURTH STREET 408.28 FEET TO THE SOUTHERLY LINE OF THE LANDS AND RIGHT OF WAY NOW OR FORMERLY OWNED BY THE CENTRAL PACIFIC RAILROAD COMPANY, A CORPORATION; THENCE SOUTHWESTERLY AND ALONG SAID LAST NAMED LINE TO THE POINT OF INTERSECTION THEREOF WITH THE EASTERLY LINE OF THIRD STREET; THENCE RUNNING SOUTHERLY AND ALONG THE EASTERLY LINE OF THIRD STREET 161.28 FEET TO THE POINT OF INTERSECTION THEREOF WITH THE NORTHEASTERLY LINE OF THE RIGHT OF WAY FORMERLY OF THE CENTRAL PACIFIC RAILROAD COMPANY, NOW USED AND OCCUPIED BY THE SOUTHERN PACIFIC COMPANY, A CORPORATION; THENCE RUNNING SOUTHEASTERLY AND ALONG SAID NORTHEASTERLY LINE TO A POINT WHERE THE SAME WOULD BE INTERSECTED BY A LINE DRAWN AT RIGHT ANGLES WESTERLY FROM FOURTH STREET FROM THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID LINE BEING ALSO THE SOUTHERLY LINE OF WHAT IS KNOWN AS LOT 19 OF THE HOUGHTON SURVEY; THENCE RUNNING EASTERLY AND ALONG SAID LINE TO THE POINT OF BEGINNING, AND BEING ALL OF LOTS 33 AND 70 OF THE HENSLEY HOMESTEAD, ACCORDING TO A MAP OF SAME MADE BY J. H. PIEPER, SURVEYOR IN JANUARY 1874 AND ALL OF LOTS 13, 14, 15, 16, 17, 18 AND 19 OF THE HOUGHTON SURVEY.

PARCEL TWO:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF THIRD STREET WITH THE SOUTHWESTERLY LINE OF LAND NOW OF THE SOUTHERN PACIFIC COMPANY; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID COMPANY'S LAND; THENCE SOUTHEASTERLY ALONG LAST SAID NORTHEASTERLY LINE, FOLLOWING THE CURVATURE THEREOF, TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN GRANT DEED DATED JULY 23, 1958 FROM LUCIEN PESCO TO JOSEPH F. GEARY AND GENEVIEVE M. GEARY, RECORDED IN [BOOK 4129 OF OFFICIAL RECORDS, PAGE 741](#), RECORDS OF SANTA CLARA COUNTY; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LAND DESCRIBED IN SAID GRANT DEED TO THE SOUTHWESTERLY LINE OF SAID COMPANY'S LAND; THENCE NORTHWESTERLY ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL THREE:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF FOURTH STREET DISTANT THEREON NORTHWESTERLY 163 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHEASTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY'S RIGHT OF WAY (FORMER SAN JOSE TO GILROY BRANCH LINE); THENCE RUNNING NORTHWESTERLY AND ALONG THE SOUTHWESTERLY LINE OF FOURTH STREET, 46 FEET; THENCE AT A RIGHT ANGLES SOUTHWESTERLY 148.60 FEET TO THE NORTHEASTERLY LINE OF SAID SOUTHERN PACIFIC RAILROAD COMPANY'S RIGHT OF WAY; THENCE RUNNING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LAST NAMED RIGHT OF WAY TO THE NORTHWESTERLY LINE OF LAND NOW OF FORMERLY OF H. FISCHER; THENCE RUNNING NORTHEASTERLY AND ALONG THE NORTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF H. FISCHER, 104.10 FEET TO THE POINT OF BEGINNING.

PARCEL FOUR:

COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF FOURTH STREET 209 FEET NORTHWESTERLY FROM THE POINT WHERE THE NORTHERLY LINE OF LANDS OF THE SOUTHERN RAILROAD INTERSECTS SAID LINE OF SAID STREET; AND RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF SAID STREET, 46 FEET; THENCE AT A RIGHT ANGLE TO SAID LINE OF SAID STREET IN A SOUTHWESTERLY DIRECTION TO THE NORTHERLY LINE OF THE LANDS OF SAID RAILROAD COMPANY; THENCE SOUTHEASTERLY ALONG SAID LANDS OF SAID RAILROAD COMPANY TO A POINT ON SAID LINE WHICH WOULD BE REACHED BY A LINE PROJECTED SOUTHWESTERLY AT RIGHT ANGLES WITH THE LINE OF FOURTH STREET FROM THE SAID POINT OF BEGINNING; AND THENCE NORTHEASTERLY ALONG SUCH PROJECTED LINE AND PARALLEL WITH THE LINE SECONDLY HEREIN DESCRIBED AND 46 FEET SOUTHEASTERLY THEREFROM TO THE POINT OF COMMENCEMENT.

PARCEL FIVE:

A PORTION OF BLOCK 8, WHITE'S ADDITION (UNRECORDED) AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "CITY OF SAN JOSE, COPIED FROM THE ORIGINAL MAP DRAWN BY SHERMAN DAY, CIVIL ENGINEER", FILED FOR RECORD IN [BOOK A OF MAPS, AT PAGES 72 AND 73](#), IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHWESTERLY LINE OF FOURTH STREET THAT IS THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN GRANT DEED DATED JULY 23, 1958 FROM LUCIAN PESCO TO JOSEPH F. GEARY AND GENEVIEVE M. GEARY RECORDED JULY 23, 1958 IN BOOK 4129 OF OFFICIAL RECORDS, AT PAGE 741, RECORDS OF SANTA CLARA COUNTY; THENCE SOUTHWESTERLY AT RIGHT ANGLES FROM SAID SOUTHWESTERLY LINE OF FOURTH STREET ALONG THE SOUTHEASTERLY LINE OF LAND DESCRIBED IN SAID GRANT DEED TO THE MOST SOUTHERLY CORNER THEREOF BEING A POINT IN THE NORTHEASTERLY LINE OF LAND NOW OF THE SOUTHERN PACIFIC COMPANY AND THE ACTUAL POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE CONTINUING SOUTHWESTERLY ALONG THE SOUTHWESTERLY PROLONGATION OF SAID SOUTHEASTERLY LINE, BEING ALSO THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LAND DESCRIBED IN GRANT DEED DATED AUGUST 07, 1962 FROM ROBERT L. KING AND VERA R. KING TO STELLA R. HARRIS, RECORDED AUGUST 08, 1962 IN [BOOK 5674 OF OFFICIAL RECORDS, PAGE 503](#), SANTA CLARA COUNTY RECORDS TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN LAST SAID GRANT DEED BEING IN THE SOUTHWESTERLY LINE OF SAID COMPANY'S LAND; THENCE NORTHWESTERLY ALONG LAST SAID SOUTHWESTERLY LINE TO ITS INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LAND DESCRIBED IN GRANT DEED DATED JULY 23, 1958; THENCE NORTHEASTERLY ALONG LAST SAID PROLONGATION TO THE MOST WESTERLY CORNER OF LAND DESCRIBED IN LAST SAID GRANT DEED BEING IN THE NORTHEASTERLY LINE OF SAID COMPANY'S LAND; THENCE SOUTHEASTERLY ALONG SAID LINE BEING ALSO THE SOUTHWESTERLY LINE OF LAND DESCRIBED IN LAST SAID GRANT DEED, TO THE ACTUAL POINT OF BEGINNING.

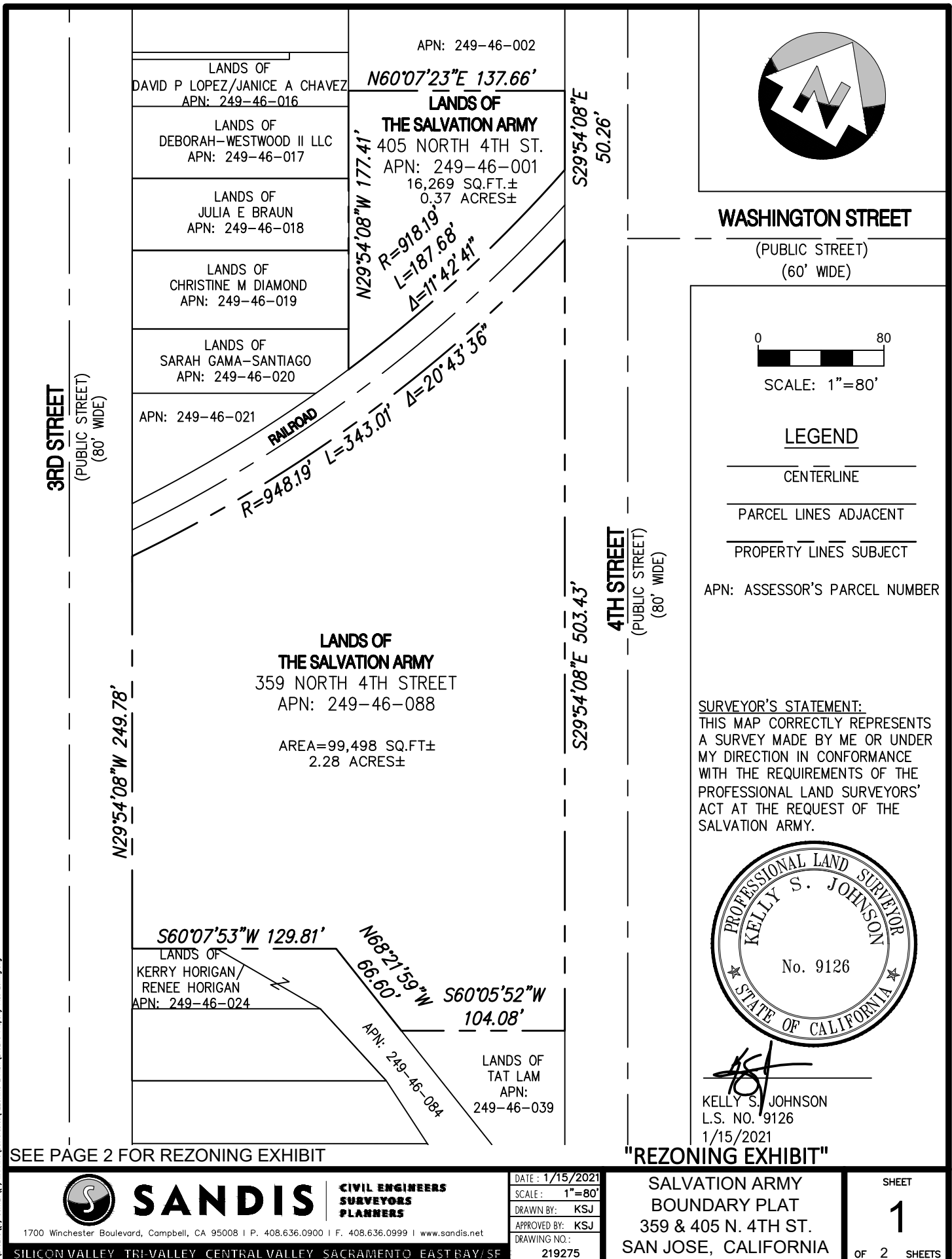
PARCEL SIX:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF THIRD STREET WITH THE SOUTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RAILROAD RIGHT OF WAY (FORMER SAN JOSE TO GILROY BRANCH LINE); THENCE RUNNING SOUTHERLY AND ALONG SAID EASTERLY LINE OF THIRD STREET 54 FEET TO A POINT ON THE NORTHERLY LINE OF LAND CONVEYED BY S.G. TOMPKINS, ET AL, TO CLAUDE C. CLARK, ET UX, BY DEED DATED MARCH 30, 1921 AND RECORDED MARCH 31, 1921 IN [BOOK 532 OF DEEDS, PAGE 433](#); THENCE RUNNING AT RIGHT ANGLES EASTERLY AND ALONG SAID NORTHERLY LINE OF LAND OF CLARK TO A POINT ON THE WESTERLY LINE OF SAID SOUTHERN PACIFIC RAILROAD COMPANY'S RIGHT OF WAY; THENCE RUNNING NORTHWESTERLY AND FOLLOWING THE CURVE OF SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL SEVEN:

AN EASEMENT OVER A STRIP OF LAND 1 1/2 FEET WIDE EXTENDING FROM THE EASTERLY LINE OF THIRD STREET TO THE SOUTHERN PACIFIC RAILROAD COMPANY'S RIGHT OF WAY ADJOINING THE PREMISES HEREINABOVE DESCRIBED ON THE SOUTH, AS GRANTED IN THE DEED FROM S.G. TOMPKINS, ET AL, TO A. W. CRAWFORD, ET UX, DATED JULY 23, 1925, RECORDED JULY 23, 1925 IN [BOOK 171 O.R., PAGE 215](#), SANTA CLARA COUNTY RECORDS.

APN: 249-46-088



APN: 249-46-002

N60°07'23"E 137.66'

LANDS OF

THE SALVATION ARMY

405 NORTH 4TH ST.

APN: 249-46-001

16,269 SQ.FT.±

0.37 ACRES±

N29°54'08"W 177.41'

R=918.19'

L=187.68'

Δ=11°42'41"

LANDS OF
JULIA E BRAUN
APN: 249-46-018LANDS OF
CHRISTINE M DIAMOND
APN: 249-46-019LANDS OF
SARAH GAMA-SANTIAGO
APN: 249-46-020

APN: 249-46-021

RAILROAD

R=948.19'

L=343.01'

Δ=20°43'36"

LANDS OF
THE SALVATION ARMY

359 NORTH 4TH STREET

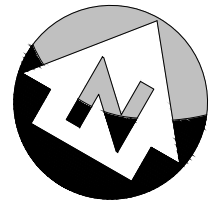
APN: 249-46-088

AREA=99,498 SQ.FT±
2.28 ACRES±

S60°07'53"W 129.81'

LANDS OF
KERRY HORIGAN/
RENEE HORIGAN
APN: 249-46-024N68°21'59"W
66.60'

APN: 249-46-084

S60°05'52"W
104.08'LANDS OF
TAT LAM
APN:
249-46-039

WASHINGTON STREET

(PUBLIC STREET)
(60' WIDE)

SCALE: 1"=80'

LEGEND

CENTERLINE

PARCEL LINES ADJACENT

PROPERTY LINES SUBJECT

APN: ASSESSOR'S PARCEL NUMBER

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF THE SALVATION ARMY.

KELLY S. JOHNSON
L.S. NO. 9126
1/15/2021

"REZONING EXHIBIT"



SANDIS

CIVIL ENGINEERS
SURVEYORS
PLANNERS

1700 Winchester Boulevard, Campbell, CA 95008 | P. 408.636.0900 | F. 408.636.0999 | www.sandis.net

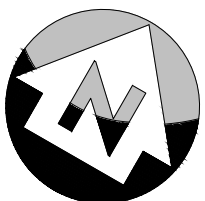
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE: 1/15/2021
SCALE: 1"=80'
DRAWN BY: KSJ
APPROVED BY: KSJ
DRAWING NO.: 219275SALVATION ARMY
BOUNDARY PLAT
359 & 405 N. 4TH ST.
SAN JOSE, CALIFORNIA

SHEET

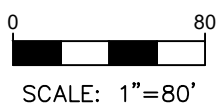
1

OF 2 SHEETS



WASHINGTON STREET

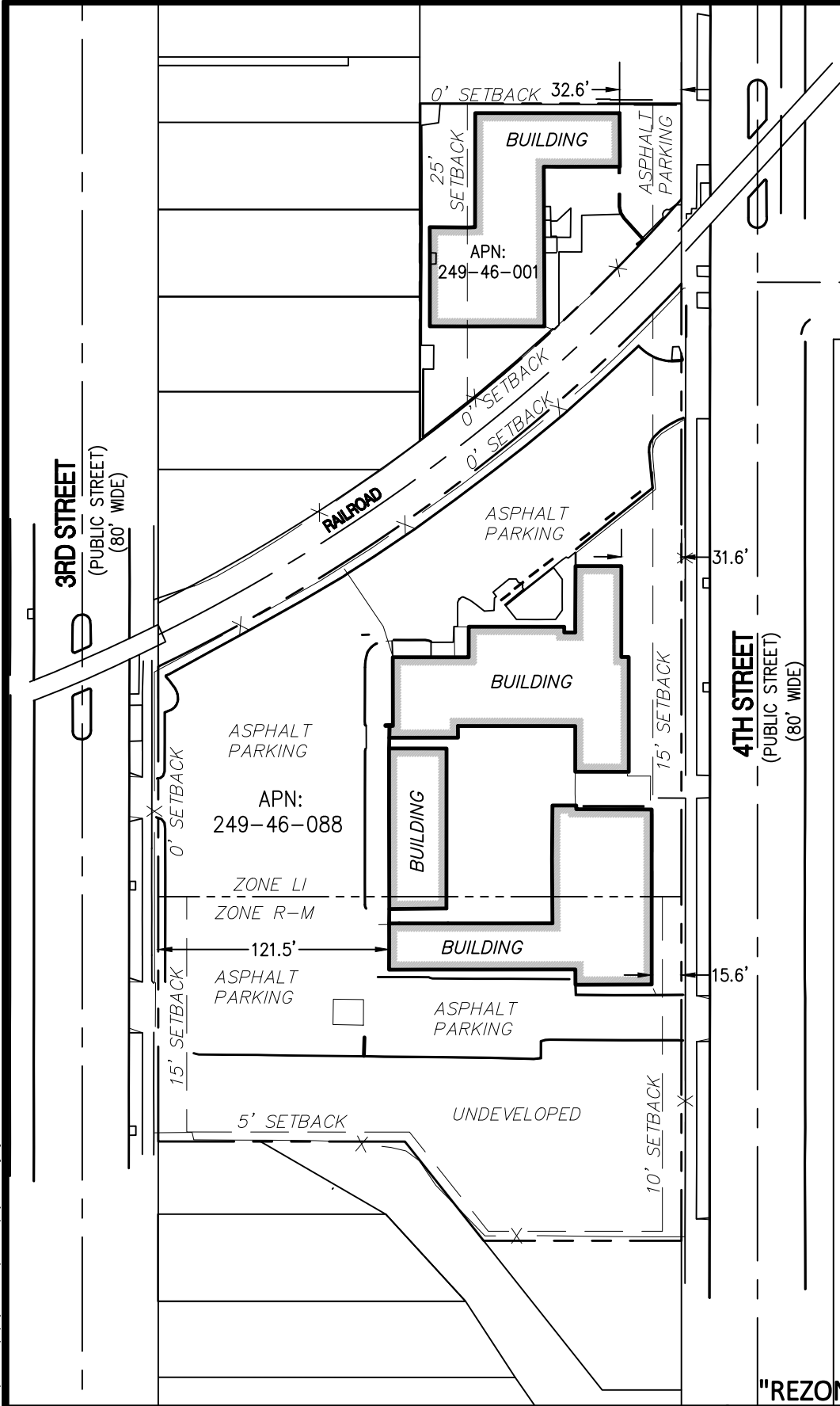
(PUBLIC STREET)
(60' WIDE)



LEGEND

- CENTERLINE
- PARCEL LINES ADJACENT
- PROPERTY LINES SUBJECT
- BUILDING LINES
- CURB LINES
- FENCE LINES
- APPROXIMATE ZONING LINE

APN: ASSESSOR'S PARCEL NUMBER



"REZONING EXHIBIT"



SANDIS

CIVIL ENGINEERS
SURVEYORS
PLANNERS

1700 Winchester Boulevard, Campbell, CA 95008 | P. 408.636.0900 | F. 408.636.0999 | www.sandis.net

SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE :	1/15/2021
SCALE :	1"=80'
DRAWN BY :	KSJ
APPROVED BY :	KSJ
DRAWING NO. :	219275

SALVATION ARMY
REZONING EXHIBIT
359 & 405 N. 4TH ST.
SAN JOSE, CALIFORNIA

SHEET	2
OF 2 SHEETS	

S:\219275\219275 (3) SURVEY\1) MAPS\Deliverables\Property Plat Exhibit\219275 Property Plat-Zoning.dwg