

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SAN JOSE REZONING CERTAIN REAL PROPERTY OF APPROXIMATELY 0.62 GROSS ACRES, SITUATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF ALMADEN AVENUE AND GRANT STREET (655 ALMADEN AVENUE) (APN: 264-34-072) FROM THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO THE CN COMMERCIAL NEIGHBORHOOD 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 conforming 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 CN Commercial Neighborhood Zoning District; and

WHEREAS, the City 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 in accordance with CEQA; and

WHEREAS, the conforming rezoning is consistent with the Neighborhood/Community Commercial 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 to the CN Commercial Neighborhood 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. The land development approval that is the subject of City File No. C25-011 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 _____, 2025 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

TONI J. TABER, MMC
City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LANDS OF JORGE B. BARRIGA

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AS DESCRIBED IN THE CERTAIN GRANT DEED #25330176 FILED FOR RECORD ON 7/01/2022, SANTA CLARA COUNTY RECORDS, LOCATED AT 655 S. ALMADEN AVENUE, SAN JOSE, CA 95110, ASSESSOR'S PARCEL NUMBER 264-34-072, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF COMMENCEMENT (POC) BEING A CITY MONUMENT IN THE INSECTION OF VINE STREET AND GRANT STREET AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN MAP BOOK 607, PAGE 24, SANTA CLARA COUNTY RECORDS, THENCE NORTH 59°21'00" EAST AND PARALLEL TO THE CENTERLINE OF SAID GRANT STREET A DISTANCE OF 320.00 FEET;

THENCE LEAVING LAST SAID LINE AT A RIGHT ANGLE SOUTH 30°39'00" EAST A DISTANCE OF 35.04 FEET TO THE INTERSECTION OF THE NORTHEAST LINE OF SAID GRANT STREET AND THE SOUTHWEST LINE OF S. ALMADEN AVENUE AND THE TRUE POINT OF BEGINNING (POB) OF THIS DESCRIPTION;

THENCE ALONG SAID SOUTHWEST LINE OF S. ALMADEN AVENUE SOUTH 30°39'00" EAST A DISTANCE OF 150.00 FEET;

THENCE LEAVING LAST SAID LINE AT A RIGHT ANGLES THE FOLLOWING FOUR COURSES:

SOUTH 59°21'00" WEST 147.50 FEET,

NORTH 30°39'00" WEST 50.00 FEET,

SOUTH 59°21'00" WEST 50.00 FEET,

NORTH 30°39'00" WEST 100.00 FEET TO SAID NORTHEAST LINE OF GRANT STREET;

THENCE ALONG SAID NORTHEAST LINE OF GRANT STREET NORTH 59°21'00" EAST A DISTANCE OF 197.50 FEET TO THE POINT OF BEGINNING;

CONTAINING 27,125 SQUARE FEET (0.623 ACS.) MORE OR LESS;

A PLAT OF THE ABOVE DESCRIBED PARCEL OF LAND IS ATTACHED HERETO AS EXHIBIT "B" AND BY REFERENCE MADE A PART HEREOF.

PREPARED BY, OR UNDER THE SUPERVISION OF:


TIMOTHY HOLDENER LS #7636



7/29/25
DATE

S. ALMADEN AVENUE (60')

GRANT STREET (60')

BUILDING
11,581 SF

TANK
TOWER

SITE
27,125 SF

1' WIDE
BRICK WALL



EXHIBIT "B"

PLAT TO ACCOMPANY
LEGAL DESCRIPTION

655 S. ALMADEN AVENUE, SAN JOSE
SANTA CLARA COUNTY, CALIFORNIA
APN: 264-34-072 JULY 29, 2025