



# CITY OF SAN JOSÉ, CALIFORNIA

Office of the City Clerk  
200 East Santa Clara Street  
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City Clerk

STATE OF CALIFORNIA)  
COUNTY OF SANTA CLARA)  
CITY OF SAN JOSE)

I, Toni J. Taber, City Clerk & Ex-Officio Clerk of the Council of and for the City of San Jose, in said County of Santa Clara, and State of California, do hereby certify that “**Ordinance No. 30907**”, the original copy of which is attached hereto, was passed for publication of title on the **9<sup>th</sup> day of May**, was published in accordance with the provisions of the Charter of the City of San Jose, and was given final reading and adopted on the **16<sup>th</sup> day of May, 2023**, by the following vote:

AYES:           BATRA, CANDELAS, COHEN, DAVIS, DOAN, FOLEY, JIMENEZ,  
                    KAMEI, ORTIZ, TORRES, MAHAN.

NOES:           NONE.

ABSENT:        NONE.

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DISQUALIFIED: NONE.

VACANT:        NONE.

Said Ordinance is effective as of **16<sup>th</sup> day of June, 2023**.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of San Jose, this **13<sup>th</sup> Day of June, 2023**.

(SEAL)

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TONI J. TABER, CMC  
CITY CLERK & EX-OFFICIO  
CLERK OF THE CITY COUNCIL

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**ORDINANCE NO. 30907**

**AN ORDINANCE OF THE CITY OF SAN JOSE REZONING 15 PROPERTIES FROM THE CP COMMERCIAL PEDESTRIAN ZONING DISTRICT TO UR URBAN RESIDENTIAL ZONING DISTRICT, 12 PROPERTIES FROM CP COMMERCIAL PEDESTRIAN ZONING DISTRICT TO UV URBAN VILLAGE ZONING DISTRICT, EIGHT PROPERTIES FROM IP INDUSTRIAL PARK ZONING DISTRICT TO TEC TRANSIT EMPLOYMENT CENTER ZONING DISTRICT, SIX PROPERTIES FROM R-1-8 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO CP COMMERCIAL PEDESTRIAN ZONING DISTRICT, SIX PROPERTIES FROM HI HEAVY INDUSTRIAL ZONING DISTRICT TO UV URBAN VILLAGE ZONING DISTRICT, FIVE PROPERTIES FROM R-M MULTIFAMILY RESIDENTIAL ZONING DISTRICT TO MUN MIXED USE NEIGHBORHOOD ZONING DISTRICT, FOUR PROPERTIES FROM CG COMMERCIAL GENERAL ZONING DISTRICT TO UV URBAN VILLAGE ZONING DISTRICT, FOUR PROPERTIES FROM HI HEAVY INDUSTRIAL ZONING DISTRICT TO UR URBAN RESIDENTIAL ZONING DISTRICT, FOUR PROPERTIES FROM LI LIGHT INDUSTRIAL ZONING DISTRICT TO MUN MIXED USE NEIGHBORHOOD ZONING DISTRICT, THREE PROPERTIES FROM CP COMMERCIAL PEDESTRIAN ZONING DISTRICT TO MUC MIXED USE COMMERCIAL ZONING DISTRICT, THREE PROPERTIES FROM CP COMMERCIAL PEDESTRIAN ZONING DISTRICT TO MUN MIXED USE NEIGHBORHOOD ZONING DISTRICT, TWO PROPERTIES FROM CN COMMERCIAL NEIGHBORHOOD ZONING DISTRICT TO UV URBAN VILLAGE ZONING DISTRICT, TWO PROPERTIES FROM CO COMMERCIAL OFFICE ZONING DISTRICT TO MUC MIXED USE COMMERCIAL ZONING DISTRICT, TWO PROPERTIES FROM R-1-8 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO UR URBAN RESIDENTIAL ZONING DISTRICT, TWO PROPERTIES FROM R-2 TWO-FAMILY RESIDENTIAL ZONING DISTRICT TO UV URBAN VILLAGE ZONING DISTRICT, TWO PROPERTIES FROM R-M MULTIFAMILY RESIDENTIAL ZONING DISTRICT TO CP COMMERCIAL PEDESTRIAN ZONING DISTRICT, TWO PROPERTIES FROM R-M MULTIFAMILY RESIDENTIAL ZONING DISTRICT TO UR URBAN RESIDENTIAL ZONING DISTRICT, ONE PROPERTY FROM A AGRICULTURE ZONING DISTRICT TO TR TRANSIT RESIDENTIAL ZONING DISTRICT, ONE PROPERTY FROM A AGRICULTURE ZONING DISTRICT TO MUN MIXED USE NEIGHBORHOOD ZONING DISTRICT, ONE PROPERTY FROM R-1-5 SINGLE-FAMILY**

**RESIDENTIAL ZONING DISTRICT TO CP COMMERCIAL PEDESTRIAN ZONING DISTRICT, ONE PROPERTY FROM R-1-8 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO MUN MIXED USE NEIGHBORHOOD ZONING DISTRICT, ONE PROPERTY FROM R-2 TWO-FAMILY RESIDENTIAL ZONING DISTRICT TO MUN MIXED USE NEIGHBORHOOD ZONING DISTRICT, ONE PROPERTY FROM R-2 TWO-FAMILY RESIDENTIAL ZONING DISTRICT TO CP COMMERCIAL PEDESTRIAN ZONING DISTRICT, ONE PROPERTY FROM R-M MULTIFAMILY RESIDENTIAL ZONING DISTRICT TO TR TRANSIT RESIDENTIAL ZONING DISTRICT, ONE PROPERTY FROM R-1-8 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO CN COMMERCIAL NEIGHBORHOOD ZONING DISTRICT, AND ONE PROPERTY FROM R-M MULTIFAMILY RESIDENTIAL ZONING DISTRICT TO UV URBAN VILLAGE ZONING DISTRICT, LOCATED IN VARIOUS LOCATIONS ON THOSE CERTAIN REAL PROPERTIES WITHIN THE CITY OF SAN JOSE**

**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 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 rezonings to the CP Commercial Pedestrian, CN Commercial Neighborhood, MUC Mixed Use Commercial, MUN Mixed Use Neighborhood, R-1-8

Single-Family Residential, TEC Transit Employment Center, TR Transit Residential, UR Urban Residential, and UV Urban Village zoning districts; 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 in 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 rezonings are consistent with the designations of the sites in the applicable General Plan; and

**WHEREAS**, pursuant to Senate Bill 330, the proposed rezonings (File Nos. C23-082, C23-083, C23-084, C23-085, C23-086, C23-087, C23-088) would not decrease the residential units satisfying Senate Bill 330 and Senate Bill 940 requirements; the changes in zoning decrease the residential capacity on some properties by 922 residential units but increase the residential capacity on other properties by 10,079 residential units; therefore, there is still a surplus of 9,157 residential units available ( $10,079 - 922 = 9,157$  units) complying with Senate Bill 330 and Senate Bill 940 requirements;

**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 CP Commercial Pedestrian, CN Commercial Neighborhood, MUC Mixed Use Commercial, MUN Mixed Use Neighborhood, R-1-8 Single-Family Residential, TEC Transit Employment Center, TR Transit Residential, UR Urban Residential, and UV Urban Village zoning districts.

The subject properties referred to in this section are all those real properties 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 Nos. C23-082, C23-083, C23-084, C23-085, C23-086, C23-087 and C23-088 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. 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.

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PASSED FOR PUBLICATION of title this 9<sup>th</sup> day of May, 2023 by the following vote:

AYES: CANDELAS, COHEN, DAVIS, DOAN, FOLEY, JIMENEZ,  
KAMEI, ORTIZ, TORRES, MAHAN.

NOES: NONE.

ABSENT: BATRA.

DISQUALIFIED: NONE.



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MATT MAHAN  
Mayor

ATTEST:



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TONI J. TABER, CMC  
City Clerk

**EXHIBIT “A”**

**EXISTING GENERAL PLAN DESIGNATION AND EXISTING AND PROPOSED ZONING DISTRICT PARCEL LIST**

File Nos. C23-082, C23-083, C23-084, C23-085, C23-086, C23-087 and C23-088: The following parcels specified by Assessor’s Parcel Number (APN) are hereby rezoned from the zoning district specified below as “Existing Zoning” to the zoning district specified below as “Conforming Rezoning:”

| No. | APN      | Existing General Plan Designation | Existing Zoning District | Proposed Zoning District | Density Change (Residential Units) |
|-----|----------|-----------------------------------|--------------------------|--------------------------|------------------------------------|
| 1   | 23502031 | UV                                | CG                       | UV                       | 361                                |
| 2   | 23502033 | UV                                | CG                       | UV                       | 370                                |
| 3   | 23502035 | UV                                | CN                       | UV                       | 74                                 |
| 4   | 43419079 | MUN                               | CP                       | MUN                      | -151                               |
| 5   | 49713061 | MUN                               | CP                       | MUN                      | -46                                |
| 6   | 46708001 | UV                                | HI                       | UV                       | 142                                |
| 7   | 48431010 | NCC                               | R-1-8                    | CP                       | 65                                 |
| 8   | 48426081 | NCC                               | R-1-8                    | CP                       | 138                                |
| 9   | 65905038 | NCC                               | R-1-5                    | CP                       | 151                                |
| 10  | 27908019 | UV                                | CP                       | UV                       | 74                                 |
| 11  | 27917044 | MUC                               | CO                       | MUC                      | 53                                 |
| 12  | 27925014 | UR                                | CP                       | UR                       | -7                                 |
| 13  | 27925015 | UR                                | CP                       | UR                       | -5                                 |
| 14  | 27925020 | UR                                | CP                       | UR                       | -9                                 |
| 15  | 27925025 | UR                                | CP                       | UR                       | -9                                 |
| 16  | 27925026 | UR                                | CP                       | UR                       | -4                                 |
| 17  | 27926016 | UR                                | CP                       | UR                       | -9                                 |
| 18  | 27926017 | UR                                | CP                       | UR                       | -9                                 |
| 19  | 27927032 | UR                                | CP                       | UR                       | -17                                |
| 20  | 27927037 | UR                                | CP                       | UR                       | -10                                |
| 21  | 27927002 | UR                                | CP                       | UR                       | -4                                 |
| 22  | 28403036 | NCC                               | R-M                      | CP                       | 11                                 |
| 23  | 29901008 | UV                                | CP                       | UV                       | 70                                 |
| 24  | 29901010 | UV                                | CP                       | UV                       | 480                                |
| 25  | 29901012 | UV                                | CP                       | UV                       | 42                                 |
| 26  | 29925035 | MUC                               | CO                       | MUC                      | 446                                |
| 27  | 29925014 | MUC                               | CP                       | MUC                      | -195                               |
| 28  | 29925011 | MUC                               | CP                       | MUC                      | -52                                |
| 29  | 30502034 | UR                                | CP                       | UR                       | -9                                 |
| 30  | 30503045 | UR                                | CP                       | UR                       | -9                                 |

| No. | APN      | Existing General<br>Plan Designation | Existing<br>Zoning<br>District | Proposed<br>Zoning District | Density Change<br>(Residential Units) |
|-----|----------|--------------------------------------|--------------------------------|-----------------------------|---------------------------------------|
| 31  | 30503014 | UR                                   | CP                             | UR                          | -15                                   |
| 32  | 24505015 | NCC                                  | R-1-8                          | CN                          | 163                                   |
| 33  | 23029088 | UV                                   | CP                             | UV                          | 495                                   |
| 34  | 47201035 | UV                                   | CP                             | UV                          | 93                                    |
| 35  | 25414112 | UV                                   | CP                             | UV                          | 77                                    |
| 36  | 46709067 | UV                                   | CG                             | UV                          | 242                                   |
| 37  | 46707055 | UV                                   | HI                             | UV                          | 160                                   |
| 38  | 46707067 | UV                                   | HI                             | UV                          | 176                                   |
| 39  | 24905058 | MUN                                  | LI                             | MUN                         | 15                                    |
| 40  | 24908009 | MUN                                  | LI                             | MUN                         | 17                                    |
| 41  | 24908034 | MUN                                  | LI                             | MUN                         | 42                                    |
| 42  | 24909004 | MUN                                  | LI                             | MUN                         | 18                                    |
| 43  | 29901014 | UV                                   | CP                             | UV                          | 39                                    |
| 44  | 27441075 | NCC                                  | R-M                            | CP                          | 19                                    |
| 45  | 24542029 | UV                                   | CP                             | UV                          | 471                                   |
| 46  | 24542030 | UV                                   | CN                             | UV                          | 89                                    |
| 47  | 27451016 | NCC                                  | R-1-8                          | CP                          | 104                                   |
| 48  | 45610021 | UR                                   | HI                             | UR                          | 57                                    |
| 49  | 45610014 | UR                                   | HI                             | UR                          | 69                                    |
| 50  | 45603003 | UR                                   | R-M                            | UR                          | 0                                     |
| 51  | 45609008 | UR                                   | R-1-8                          | UR                          | 47                                    |
| 52  | 45609009 | UR                                   | R-1-8                          | UR                          | 7                                     |
| 53  | 26402045 | MUN                                  | R-1-8                          | MUN                         | 52                                    |
| 54  | 26406005 | MUN                                  | R-M                            | MUN                         | -56                                   |
| 55  | 26407040 | MUN                                  | CP                             | MUN                         | -48                                   |
| 56  | 46708010 | UV                                   | HI                             | UV                          | 654                                   |
| 57  | 46708011 | UV                                   | HI                             | UV                          | 633                                   |
| 58  | 46711037 | UV                                   | R-2                            | UV                          | 153                                   |
| 59  | 46711028 | UV                                   | R-2                            | UV                          | 127                                   |
| 60  | 46711038 | UV                                   | CG                             | UV                          | 161                                   |
| 61  | 46724113 | UV                                   | R-M                            | UV                          | 83                                    |
| 62  | 09206031 | MUC                                  | CP                             | MUC                         | -52                                   |
| 63  | 47729056 | UR                                   | CP                             | UR                          | -9                                    |
| 64  | 48143028 | NCC                                  | R-2                            | CP                          | 113                                   |
| 65  | 25414108 | UV                                   | CP                             | UV                          | 305                                   |
| 66  | 25414064 | UV                                   | CP                             | UV                          | 327                                   |
| 67  | 42916051 | NCC                                  | R-1-8                          | CP                          | 77                                    |
| 68  | 42916068 | NCC                                  | R-1-8                          | CP                          | 176                                   |
| 69  | 10130004 | TEC                                  | IP                             | TEC                         | 0                                     |
| 70  | 10130006 | TEC                                  | IP                             | TEC                         | 0                                     |



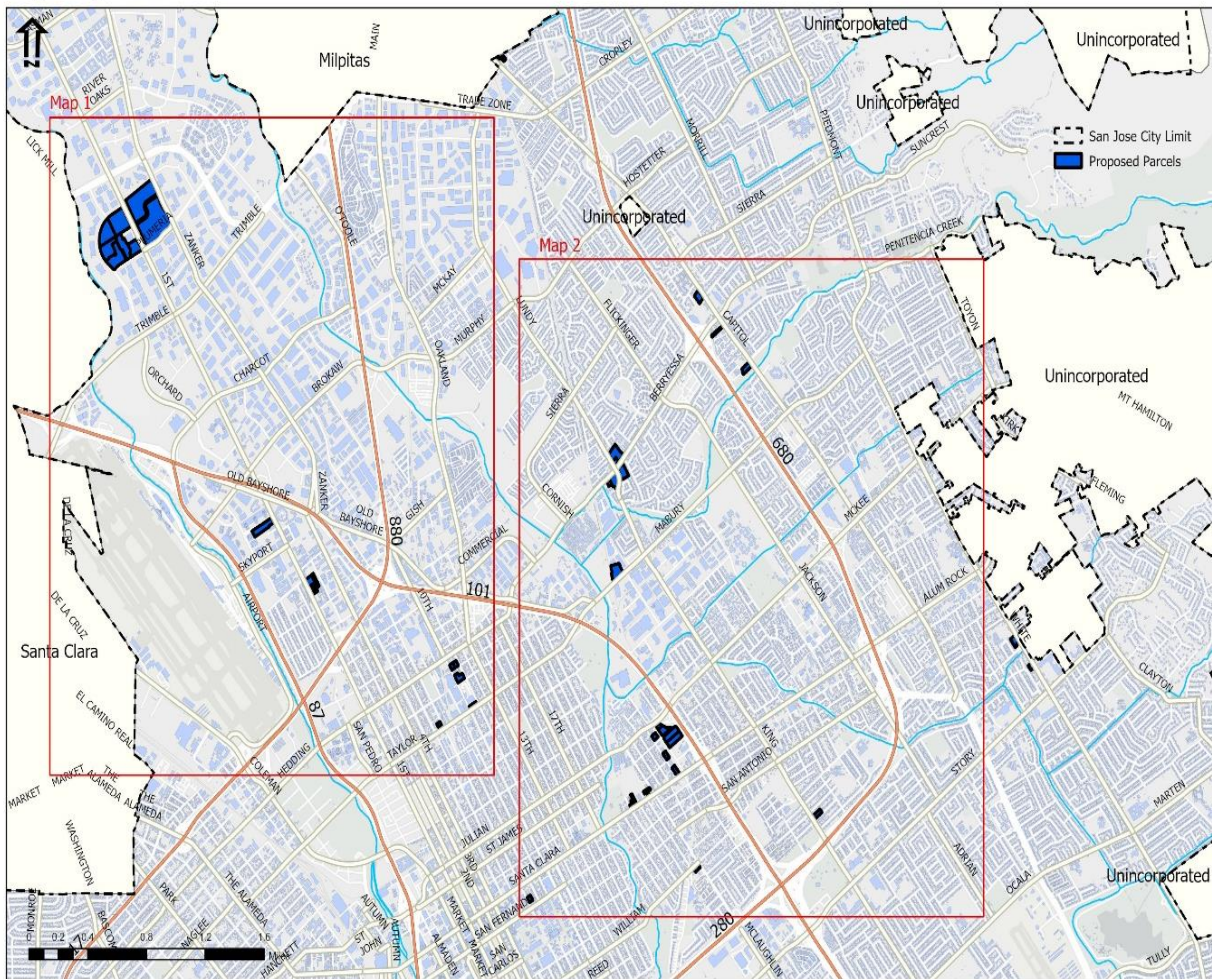
| No. | APN      | Existing General<br>Plan Designation | Existing<br>Zoning<br>District | Proposed<br>Zoning District | Density Change<br>(Residential Units) |
|-----|----------|--------------------------------------|--------------------------------|-----------------------------|---------------------------------------|
| 71  | 10129005 | TEC                                  | IP                             | TEC                         | 0                                     |
| 72  | 10129011 | TEC                                  | IP                             | TEC                         | 0                                     |
| 73  | 10129006 | TEC                                  | IP                             | TEC                         | 0                                     |
| 74  | 10129010 | TEC                                  | IP                             | TEC                         | 0                                     |
| 75  | 10129013 | TEC                                  | IP                             | TEC                         | 0                                     |
| 76  | 10129012 | TEC                                  | IP                             | TEC                         | 0                                     |
| 77  | 45811020 | TR                                   | A                              | TR                          | 973                                   |
| 78  | 25429026 | TR                                   | R-M                            | TR                          | 210                                   |
| 79  | 42917036 | NCC                                  | R-1-8                          | CP                          | 93                                    |
| 80  | 45610023 | UR                                   | HI                             | UR                          | 75                                    |
| 81  | 27927001 | UR                                   | CP                             | UR                          | -4                                    |
| 82  | 25417113 | UV                                   | CP                             | UV                          | 450                                   |
| 83  | 46708002 | UV                                   | HI                             | UV                          | 394                                   |
| 84  | 45610005 | UR                                   | R-M                            | UR                          | 0                                     |
| 85  | 24908020 | MUN                                  | R-2                            | MUN                         | 16                                    |
| 86  | 25429027 | MUN                                  | R-M                            | MUN                         | -35                                   |
| 87  | 26406011 | MUN                                  | R-M                            | MUN                         | -56                                   |
| 88  | 46202026 | MUN                                  | A                              | MUN                         | 72                                    |
| 89  | 45610019 | UR                                   | HI                             | UR                          | 58                                    |
| 90  | 27718031 | MUN                                  | R-M                            | MUN                         | -43                                   |
| 91  | 27718008 | MUN                                  | R-M                            | MUN                         | -59                                   |

## EXHIBIT "B"

### EXISTING GENERAL PLAN DESIGNATION AND EXISTING AND PROPOSED ZONING DISTRICT MAPS

File Nos. C23-082, C23-083, C23-084, C23-085, C23-086, C23-087 and C23-088: The Zoning District Map is hereby amended as follows:

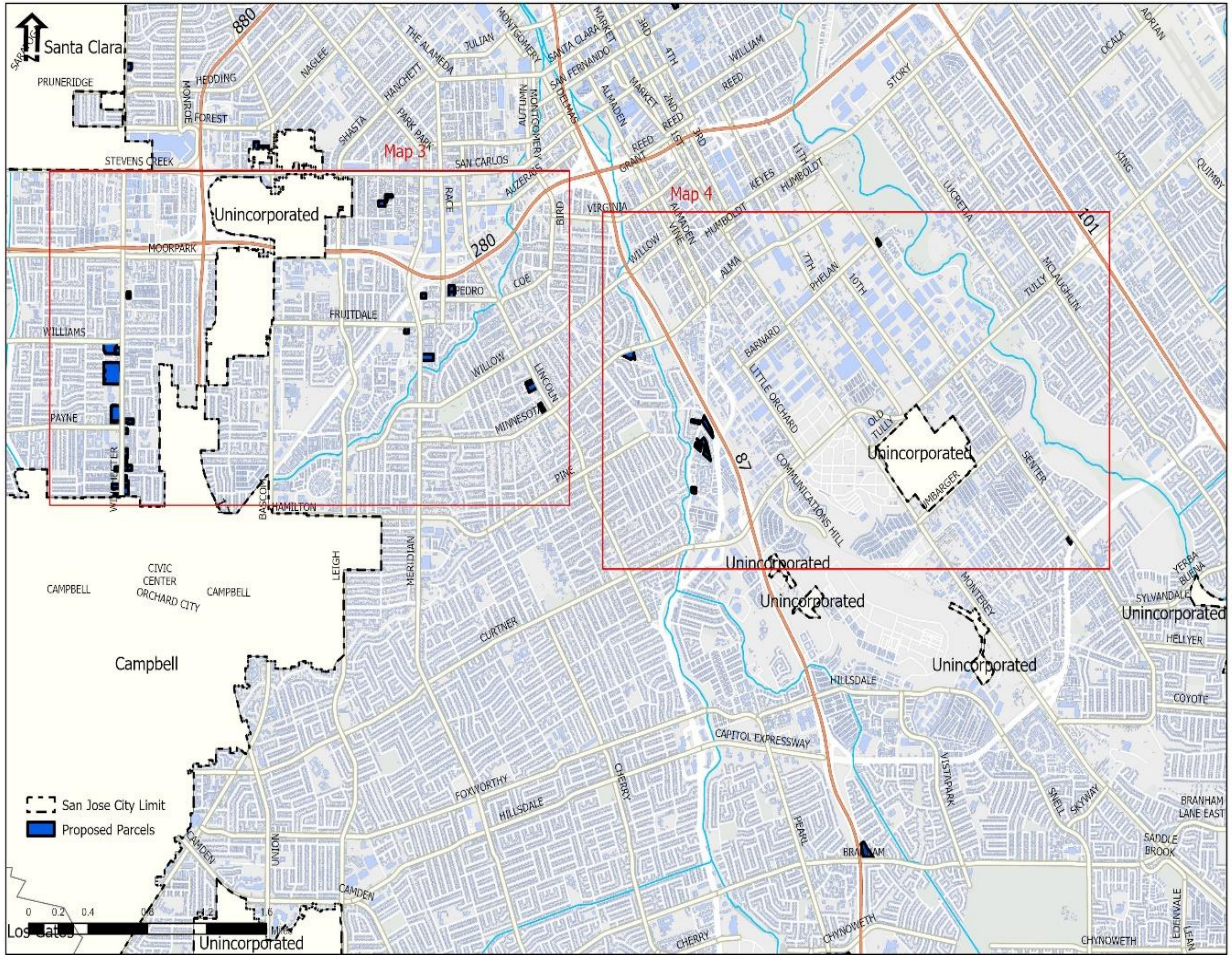
Key Map 1



City Council Meeting, May 9, 2023

C23-082, C23-083, C23-084, C23-085, C23-086, C23-087, C23-088

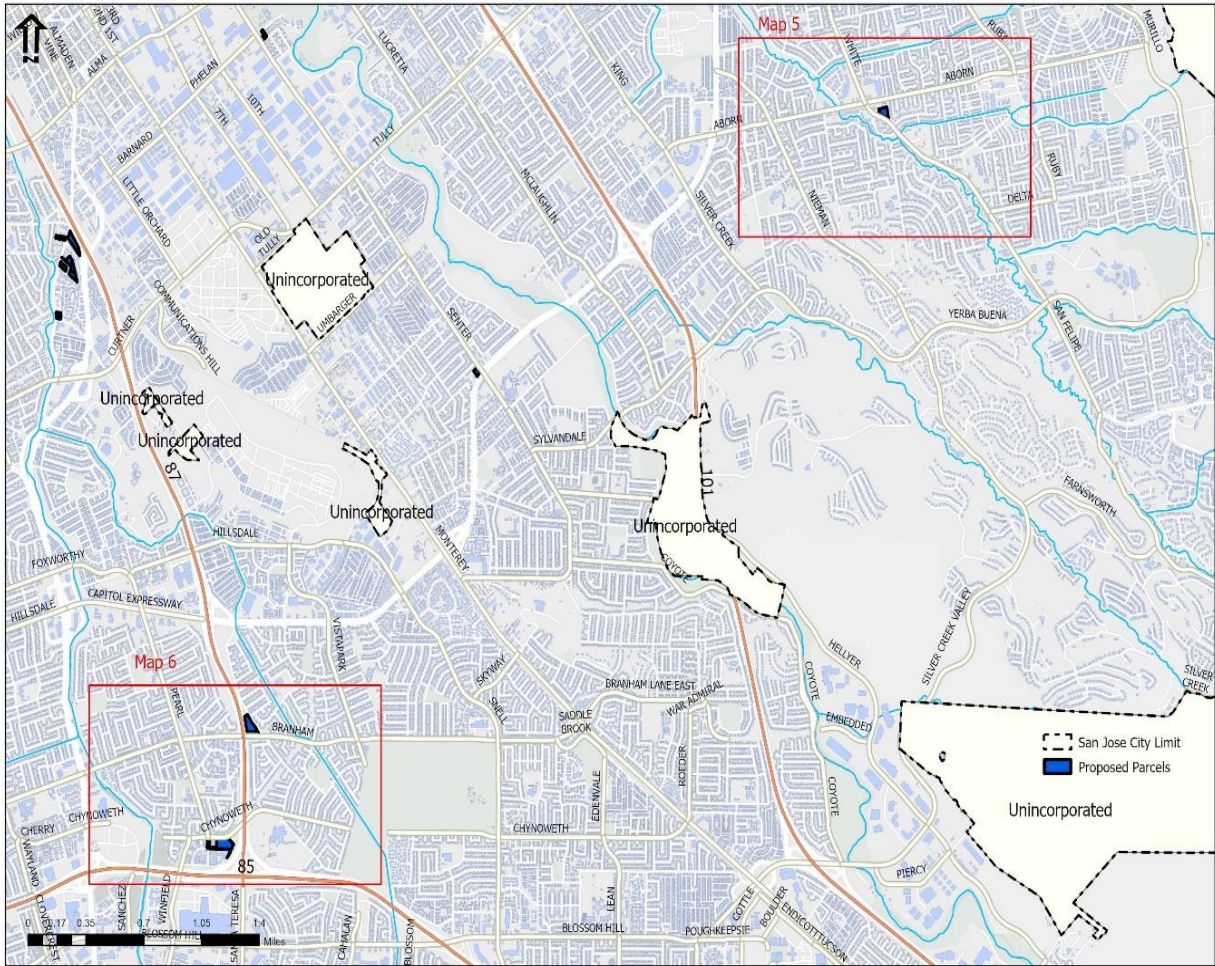
### Key Map 2



City Council Meeting, May 9, 2023

C23-082, C23-083, C23-084, C23-085, C23-086, C23-087, C23-088

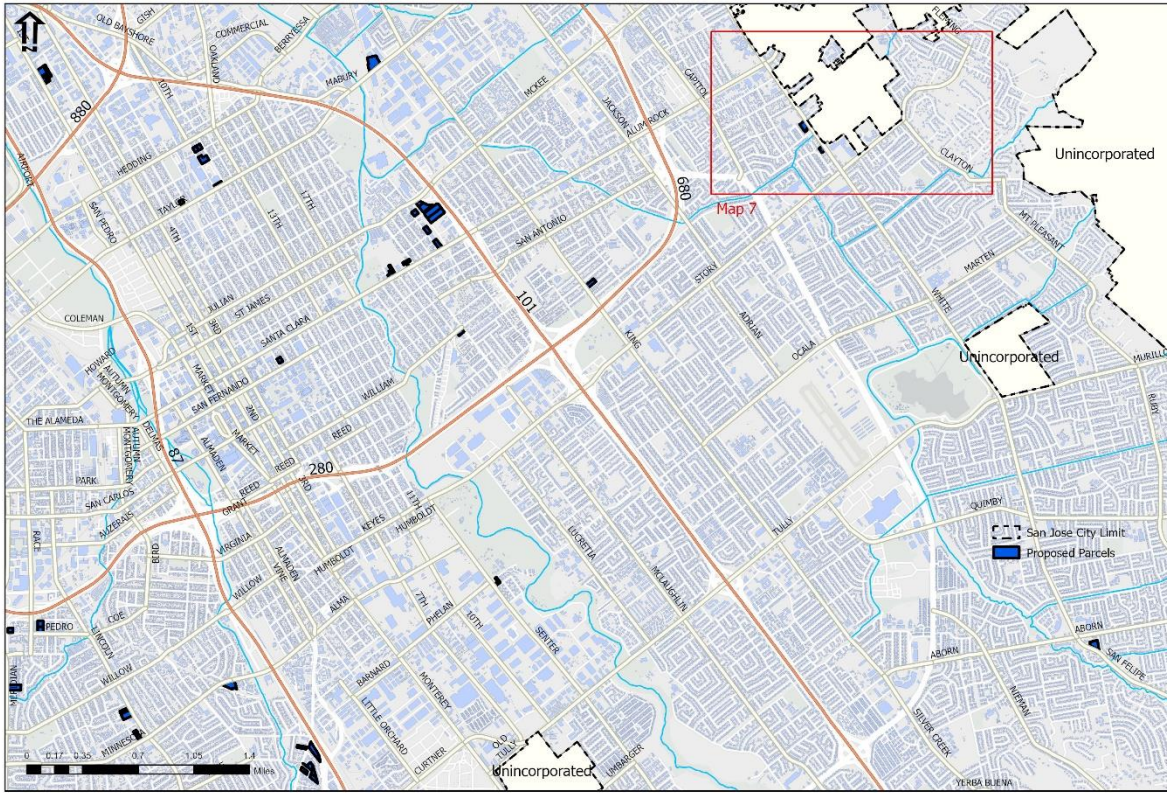
### Key Map 3



City Council Meeting, May 9, 2023

C23-082, C23-083, C23-084, C23-085, C23-086, C23-087, C23-088

Key Map 4

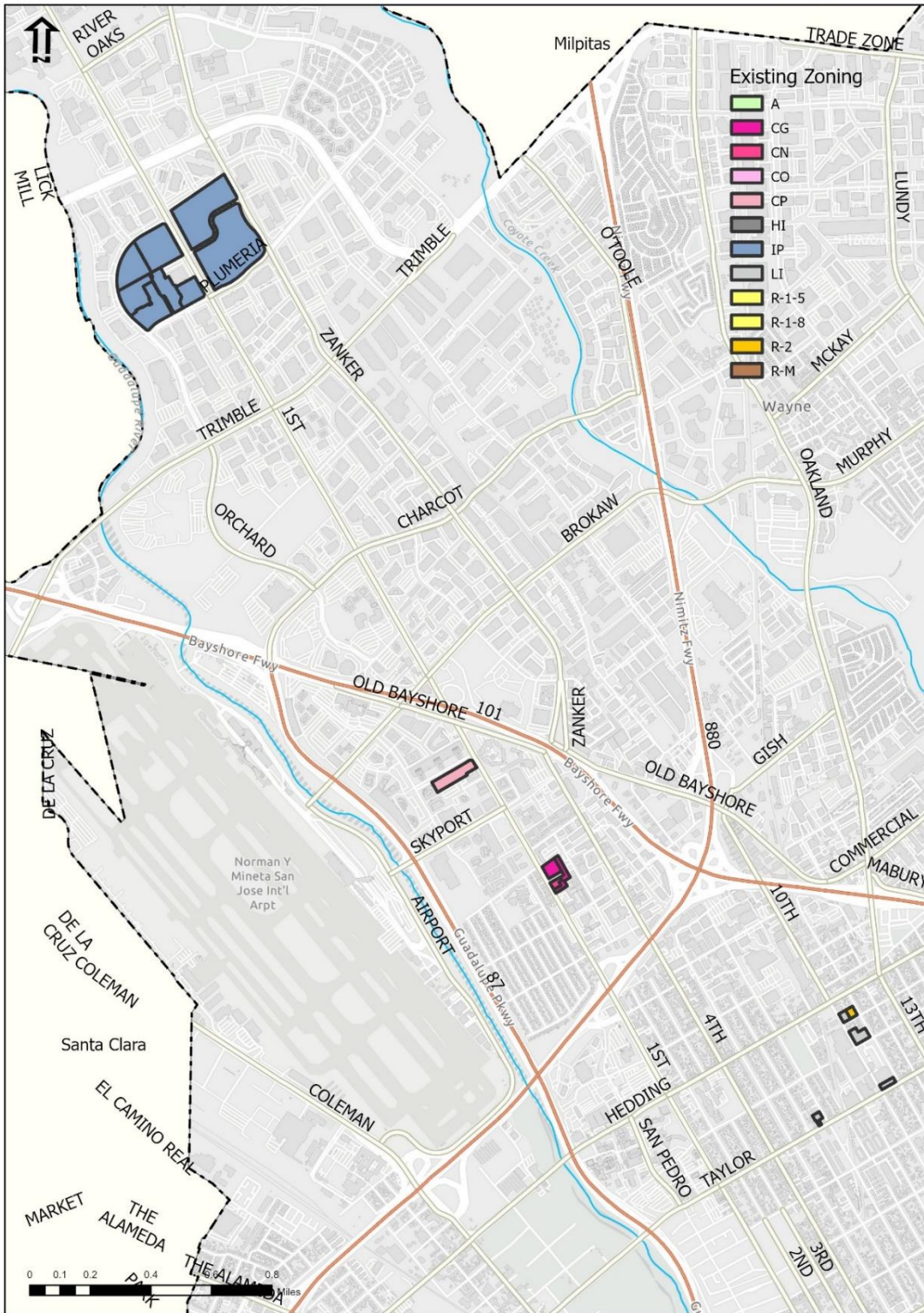


City Council Meeting, May 9, 2023

C23-082, C23-083, C23-084, C23-085, C23-086, C23-087, C23-088

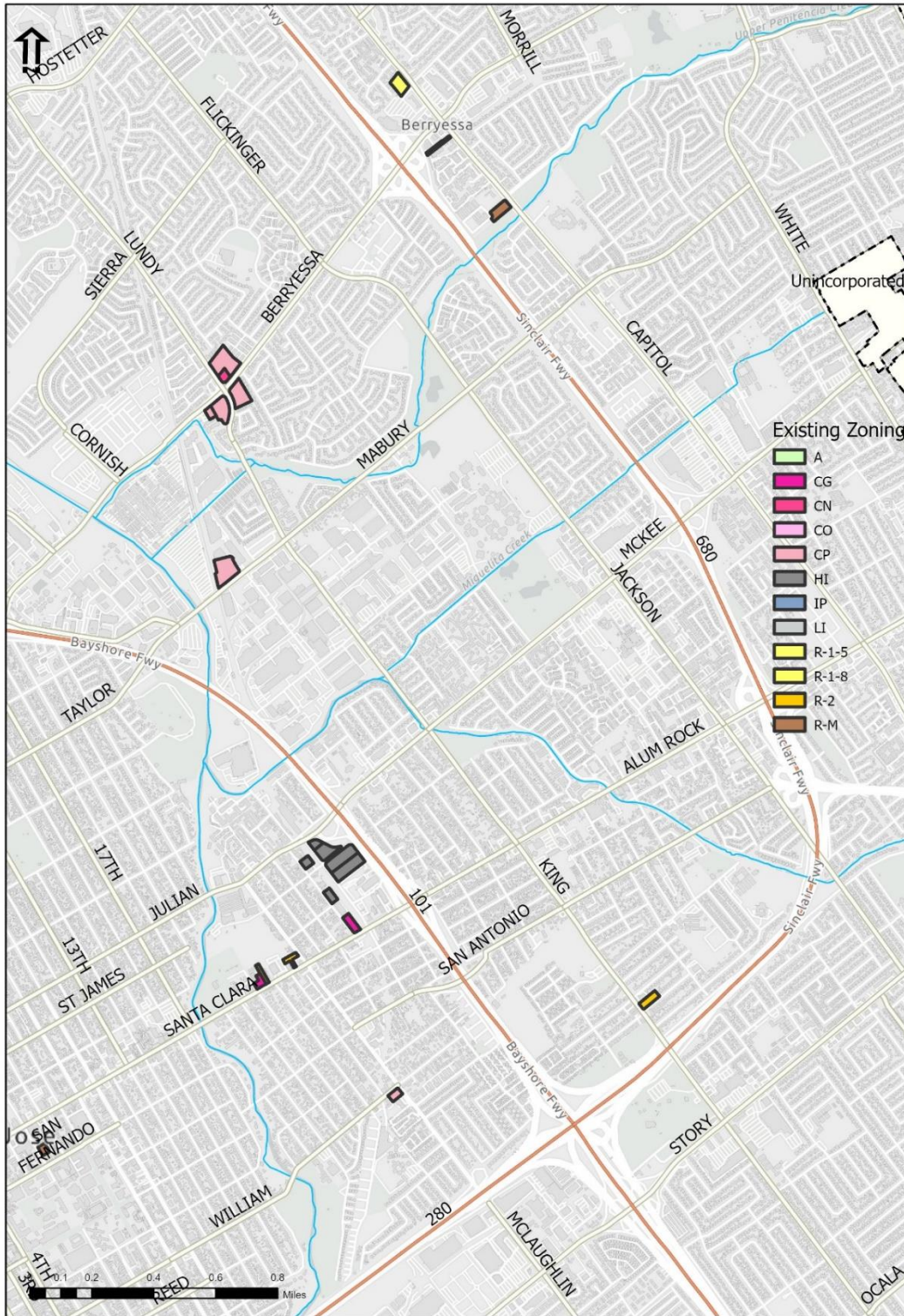
Map 1

Existing Zoning



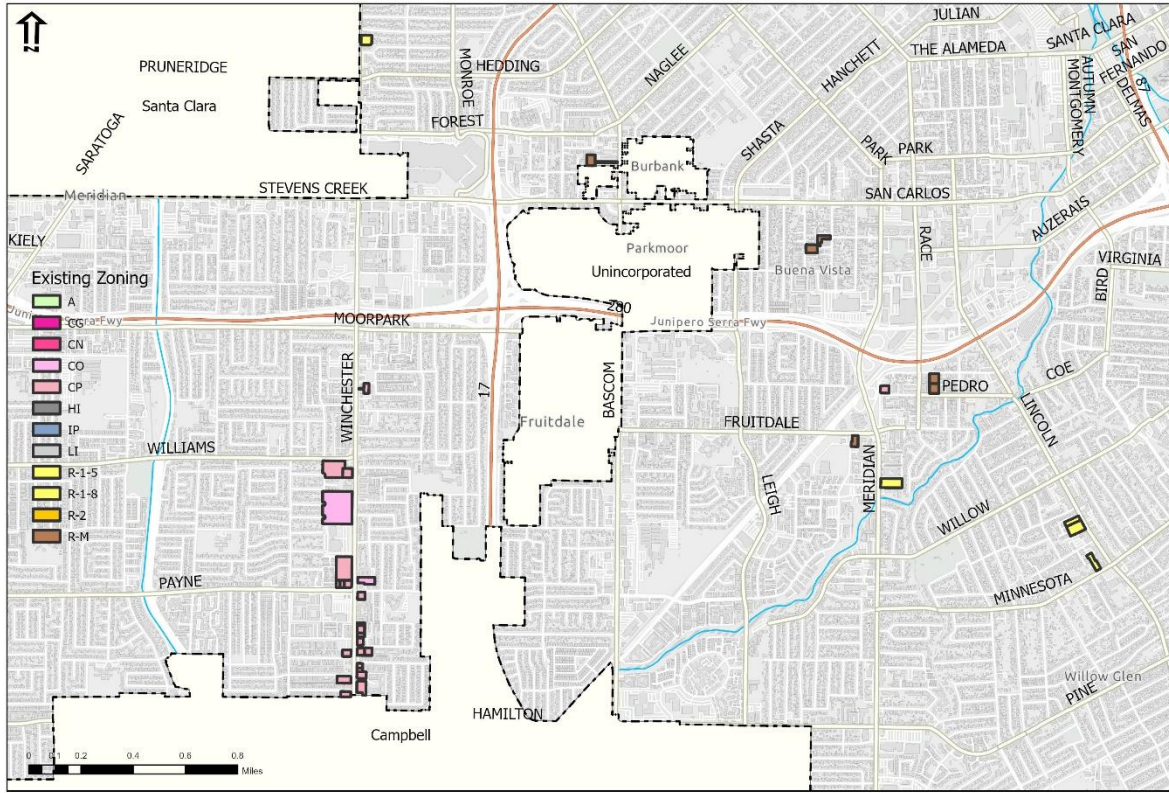
Map 2

Existing Zoning



Map 3

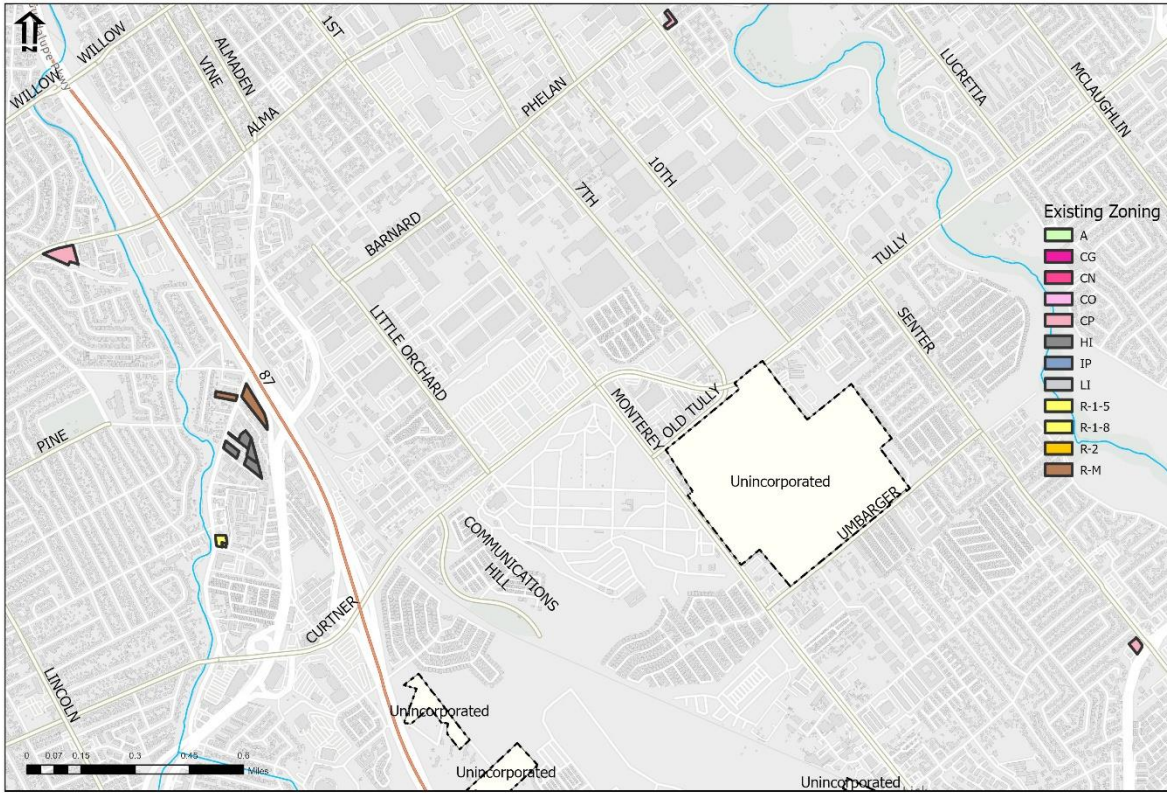
Existing Zoning





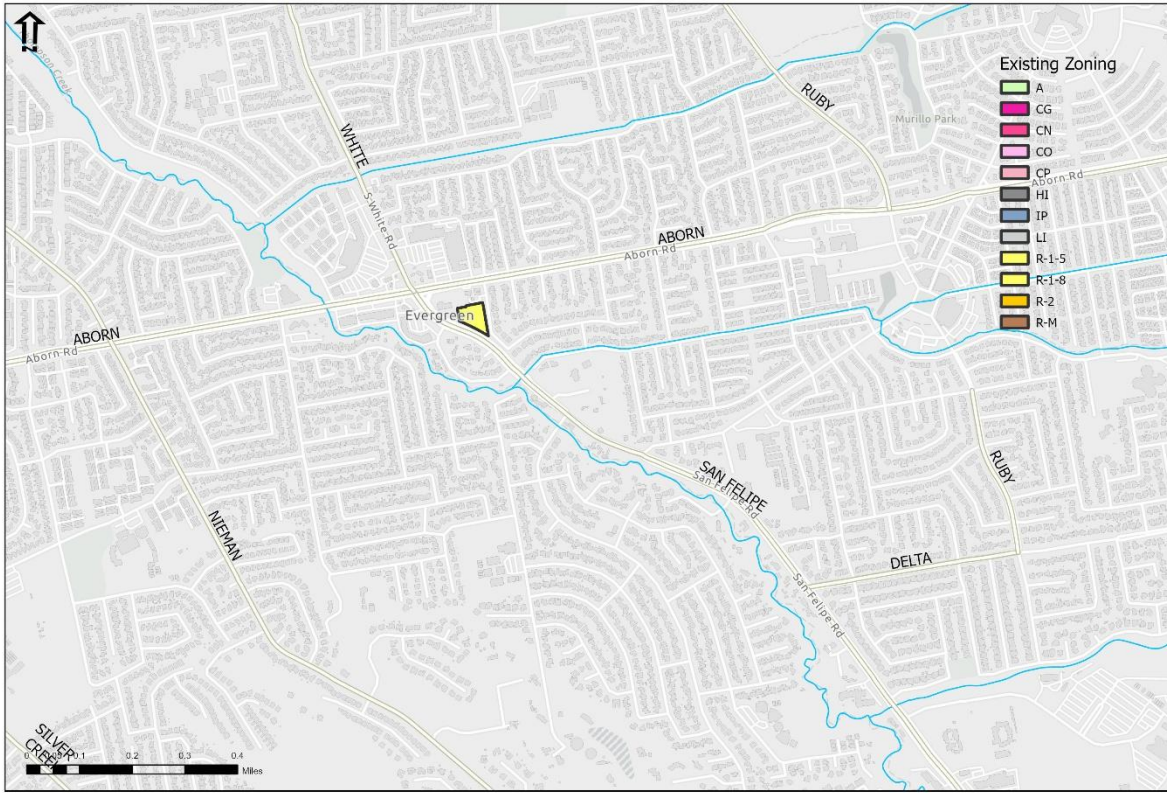
Map 4

Existing Zoning



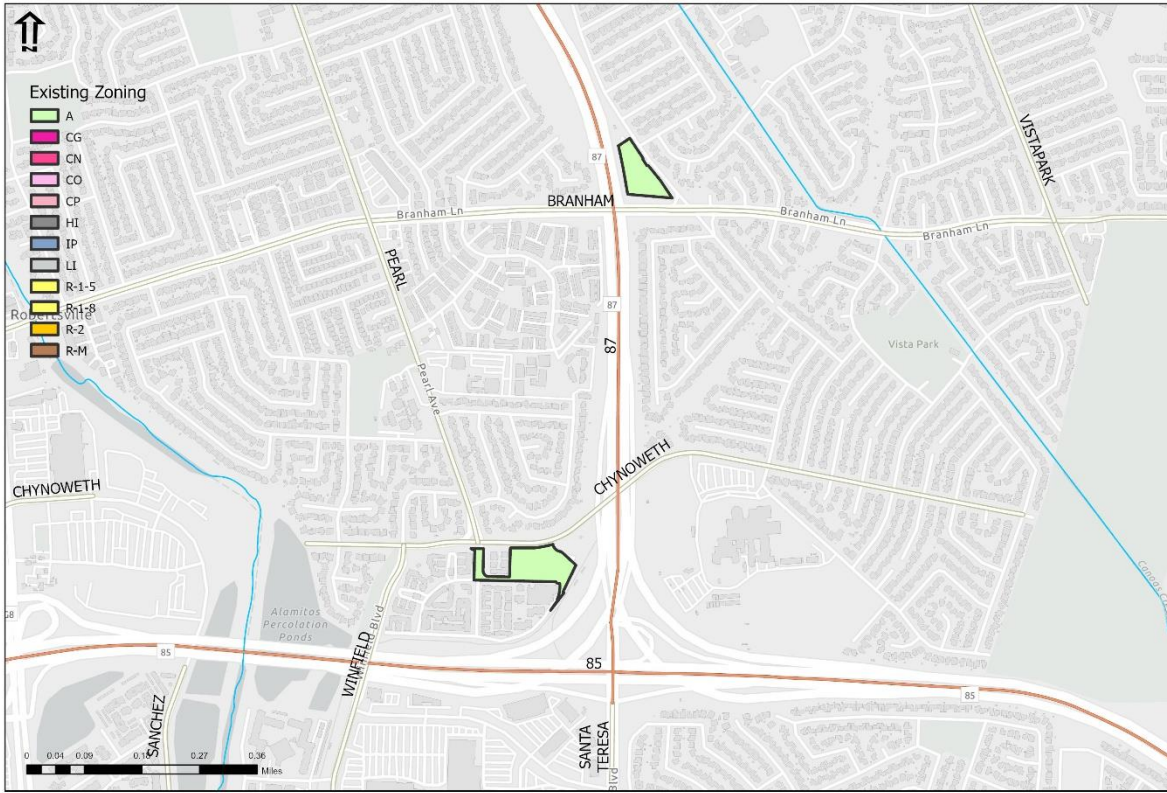
Map 5

Existing Zoning



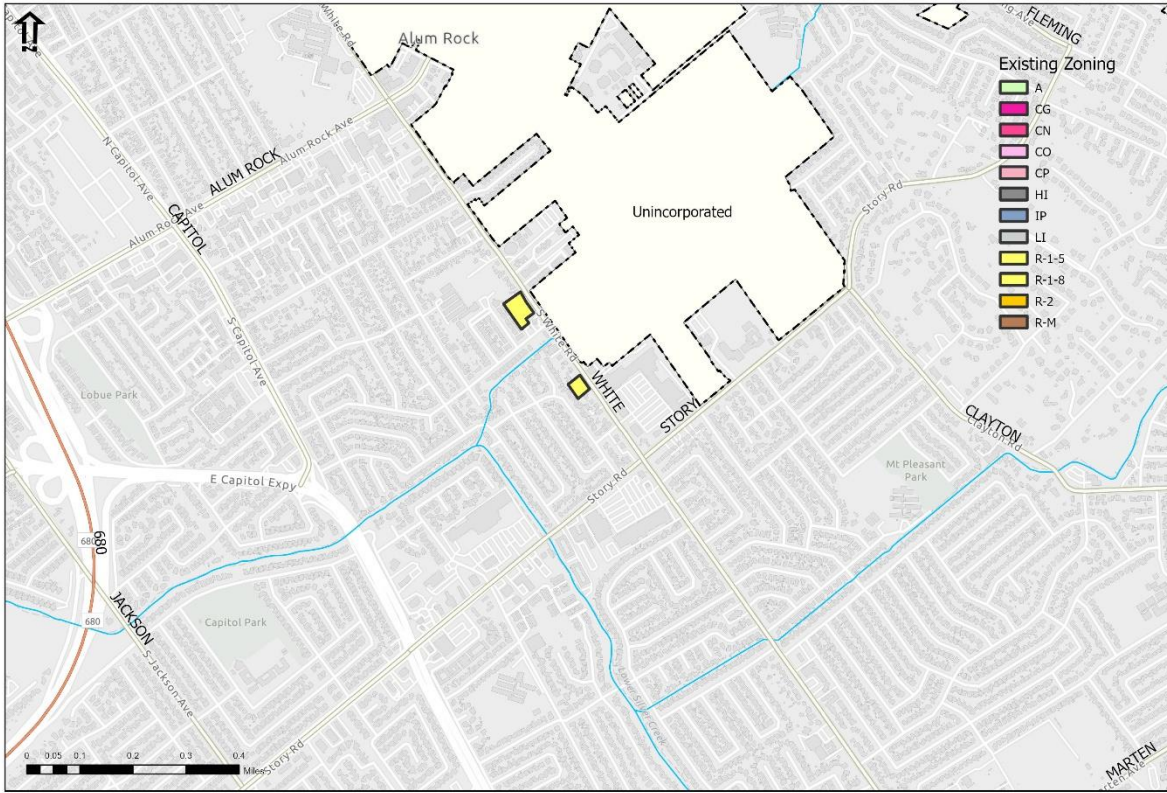
Map 6

Existing Zoning



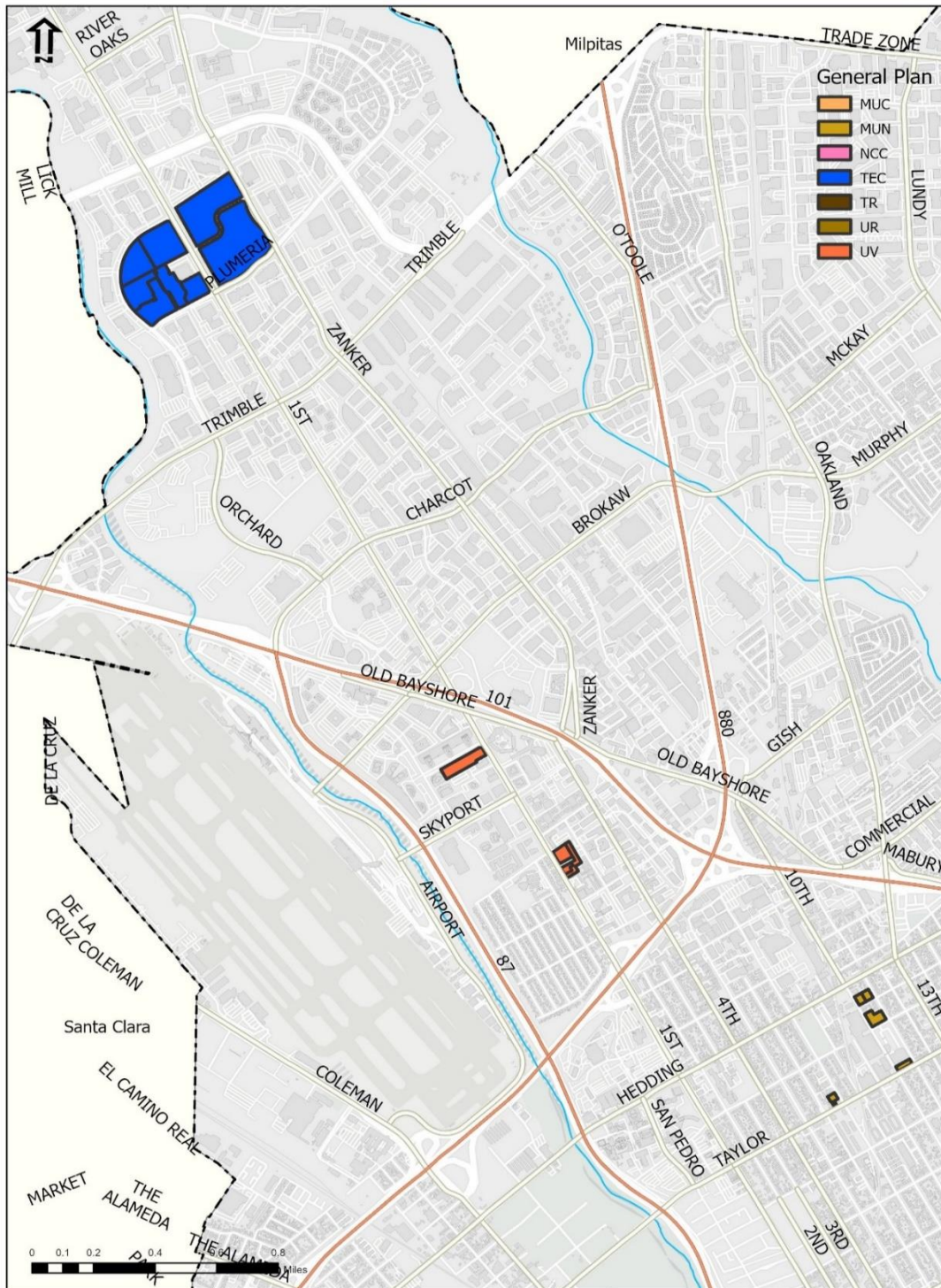
Map 7

Existing Zoning



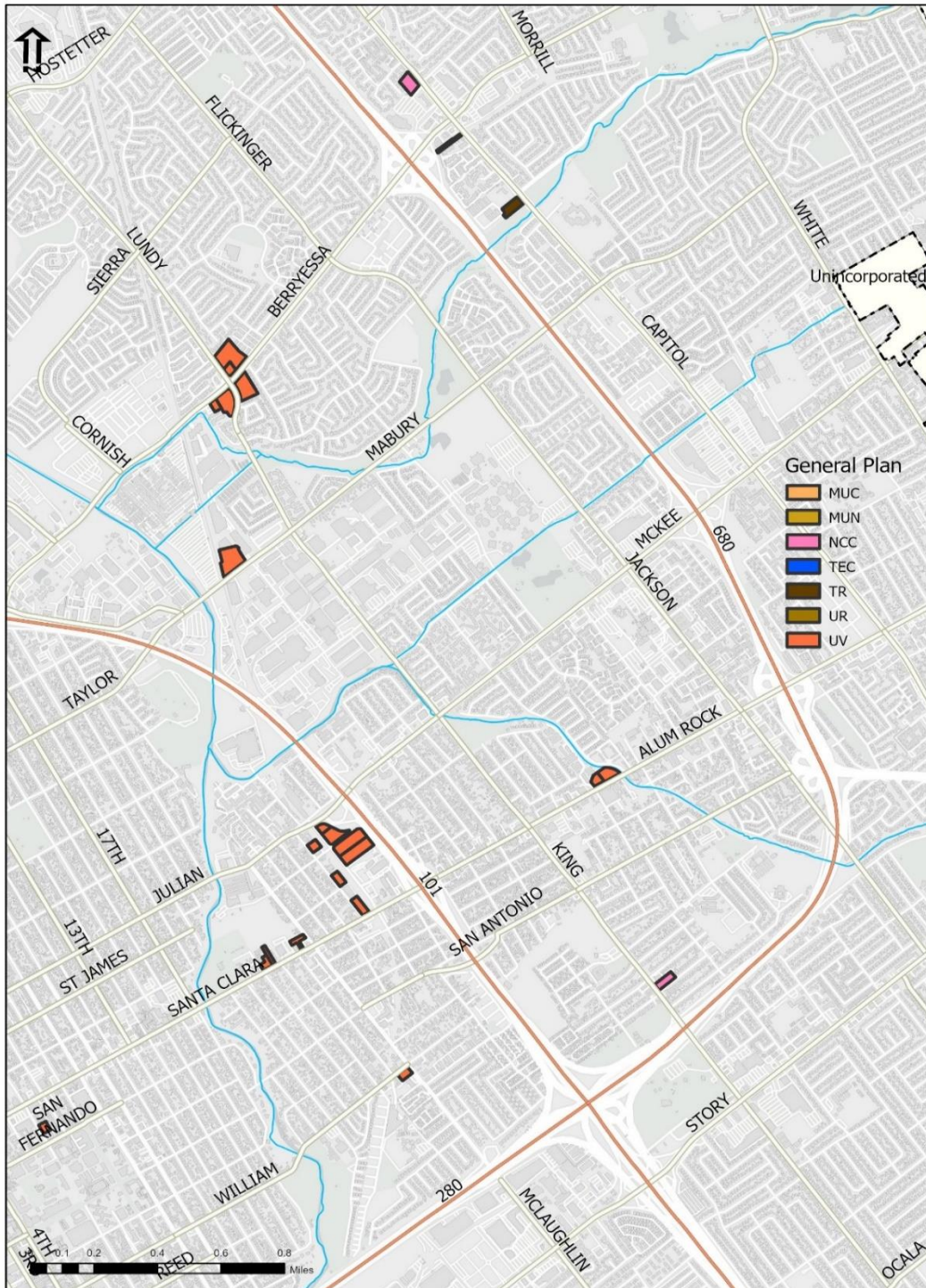
Map 1

General Plan



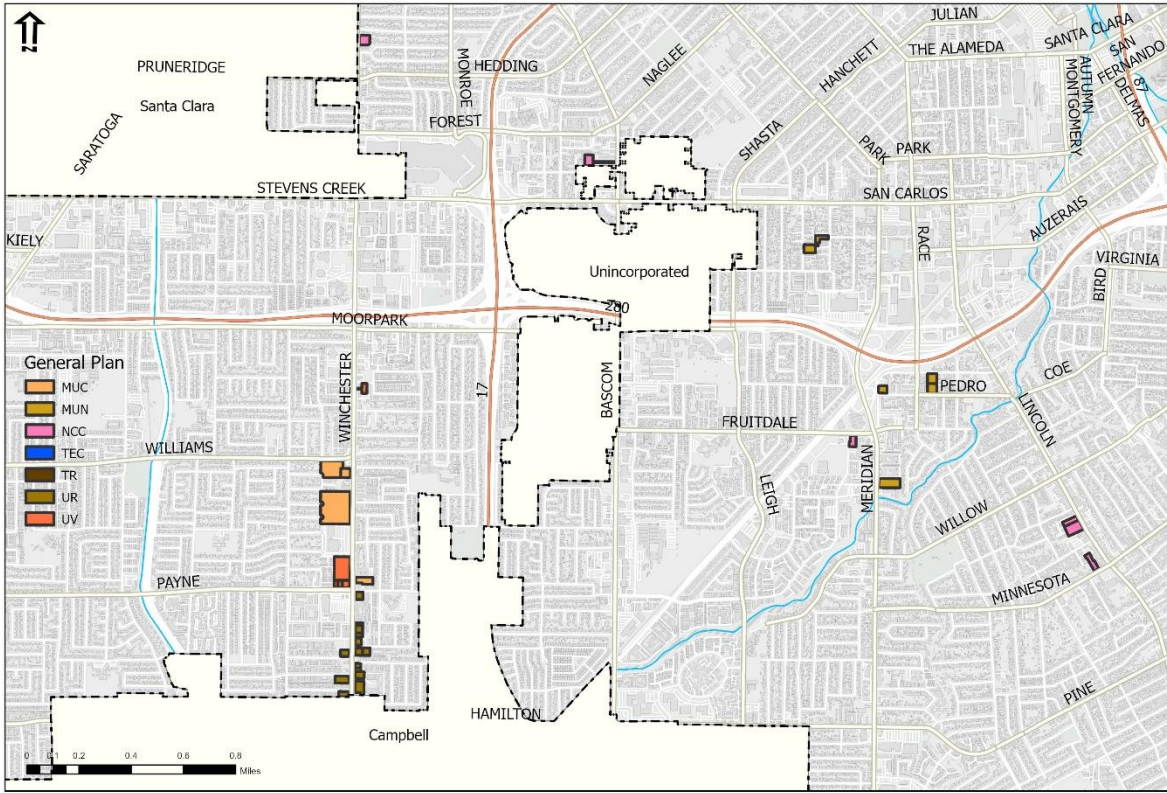
Map 2

General Plan



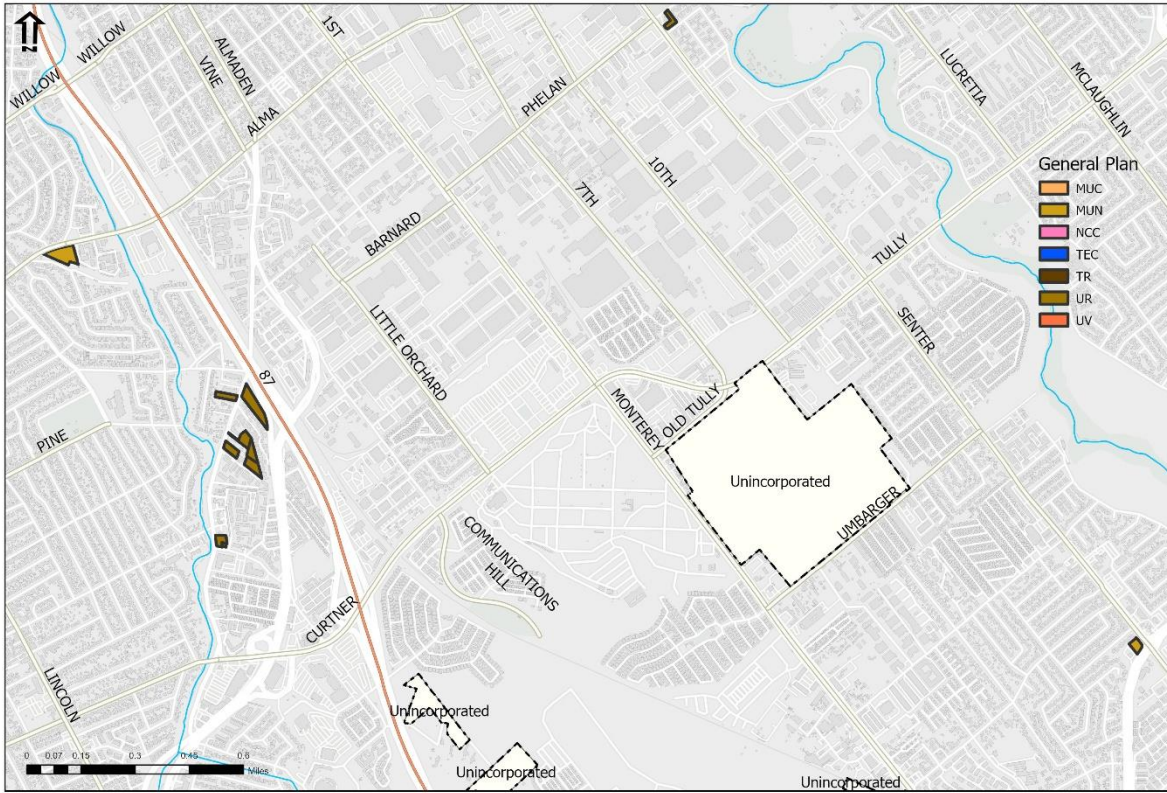
Map 3

General Plan



Map 4

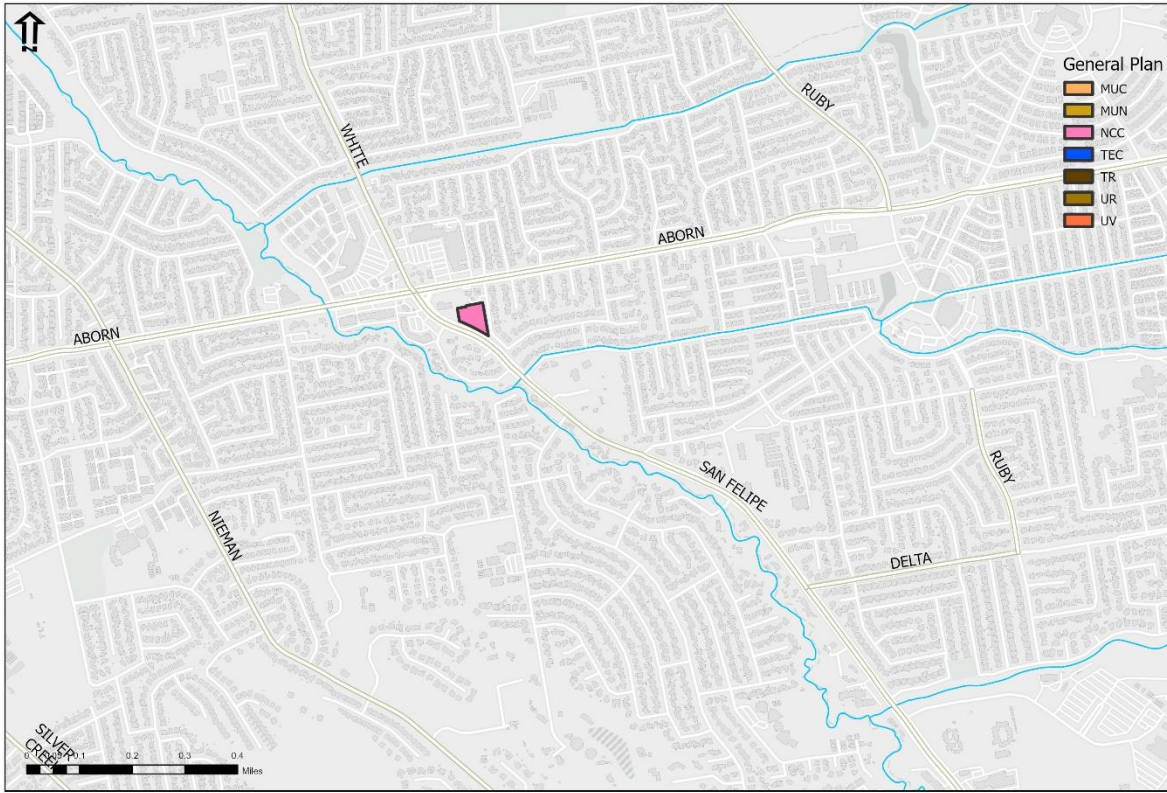
General Plan





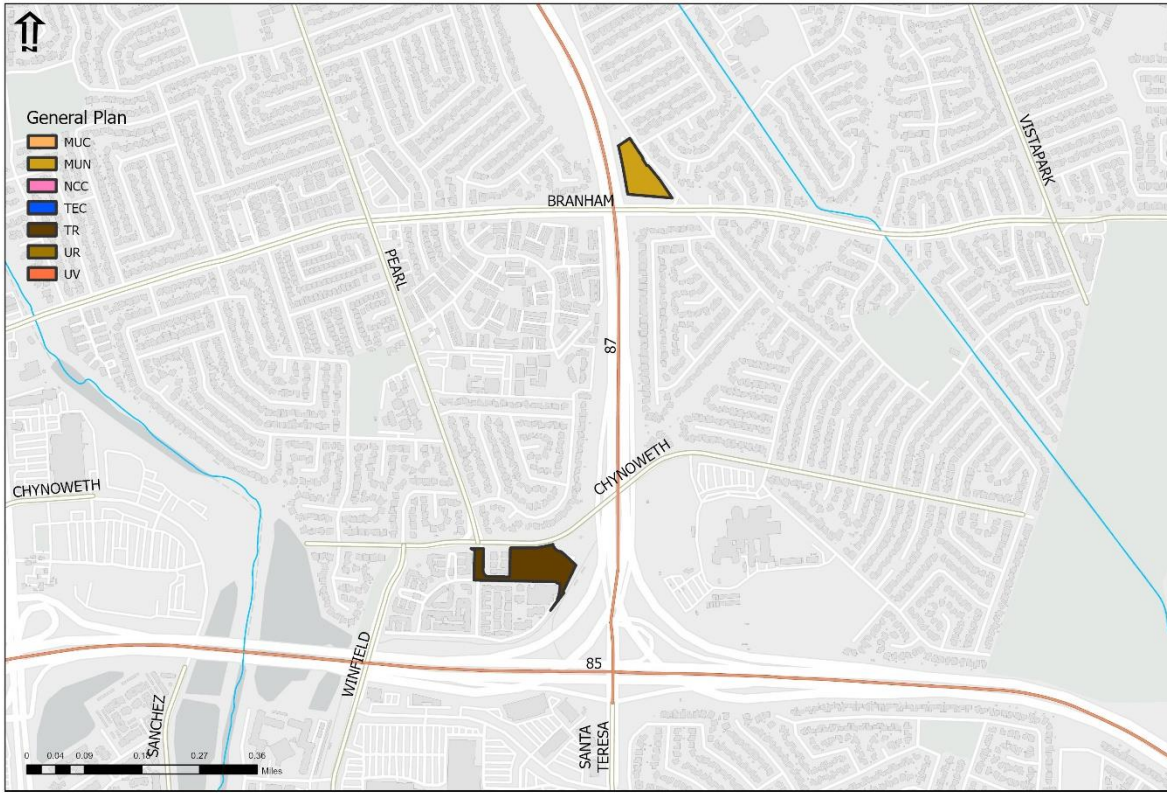
Map 5

General Plan



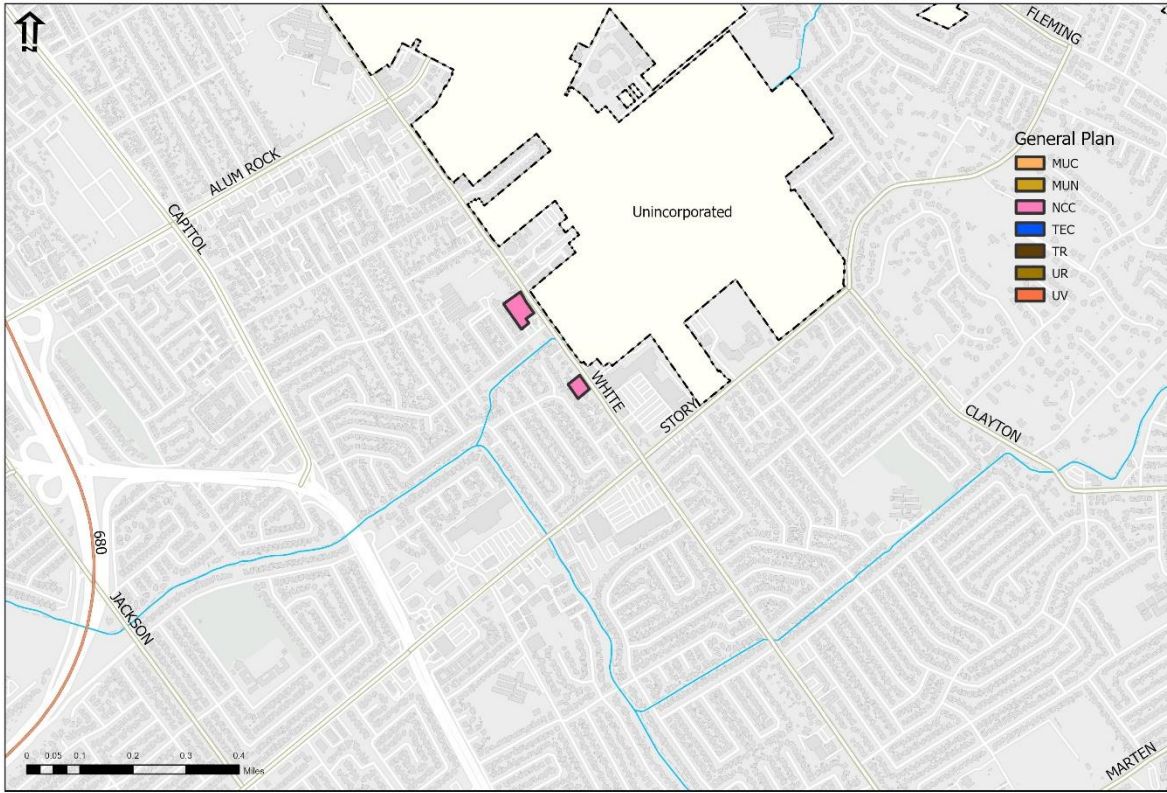
Map 6

General Plan



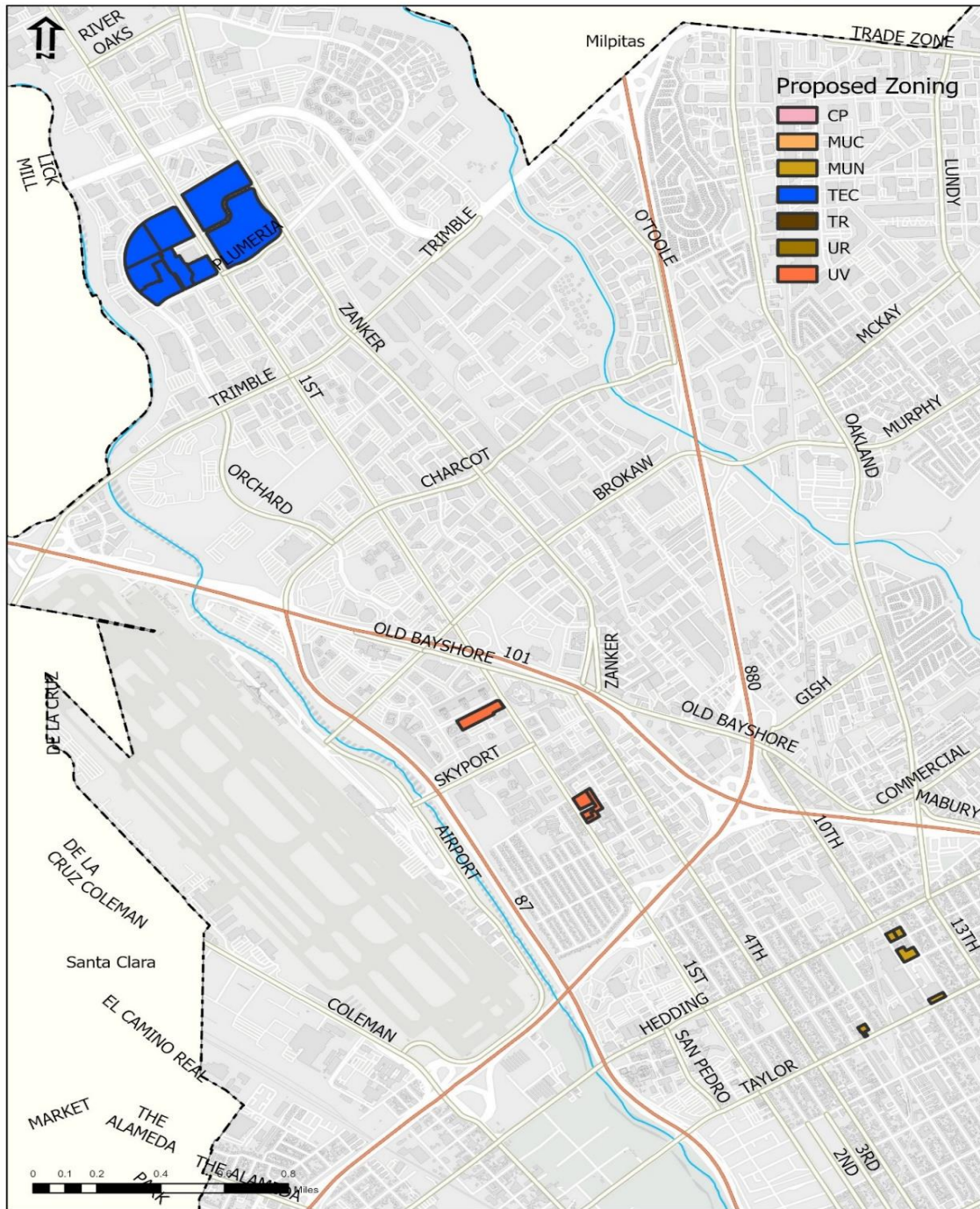
Map 7

General Plan



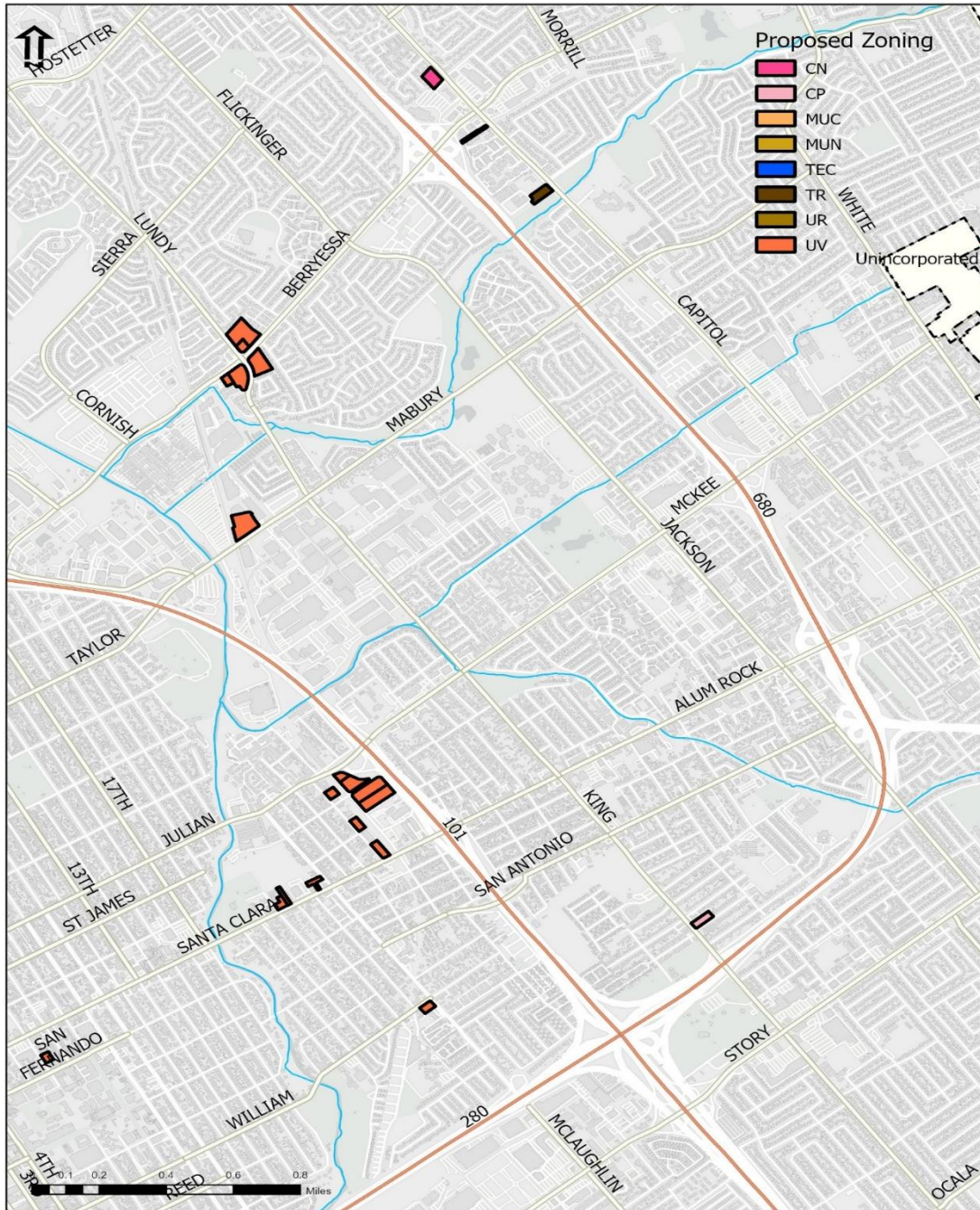
Map 1

Proposed Zoning



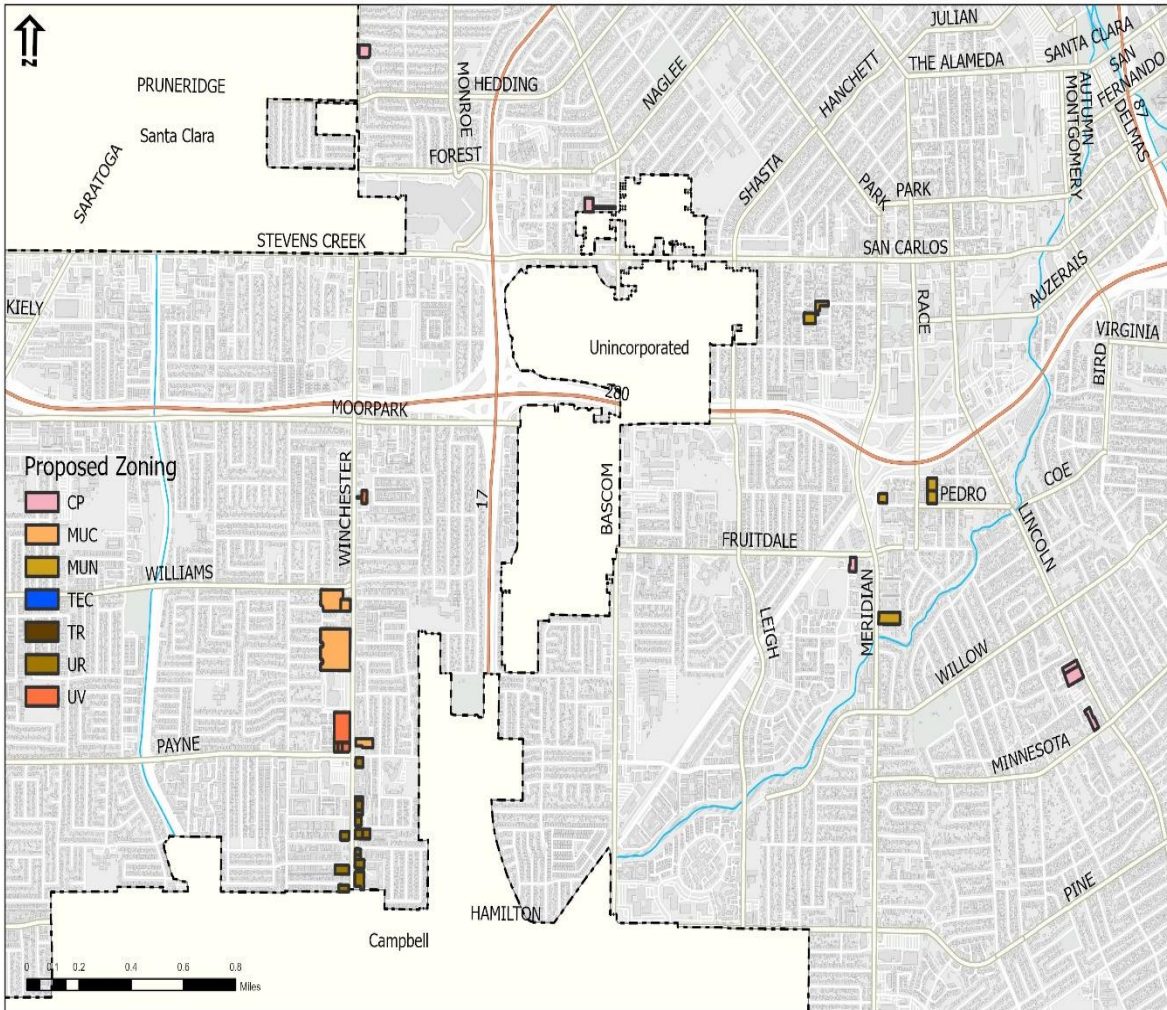
### Map 2

### Proposed Zoning



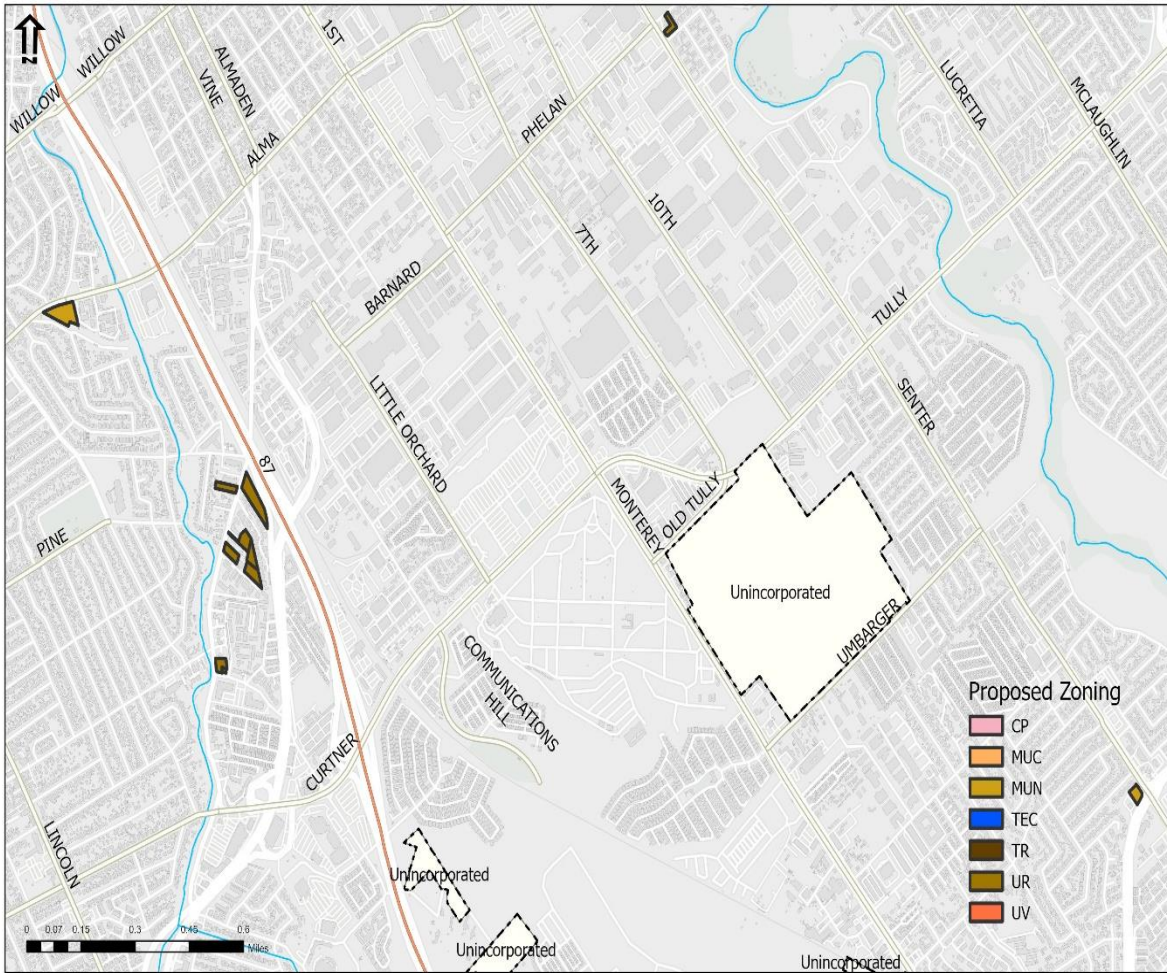
Map 3

Proposed Zoning



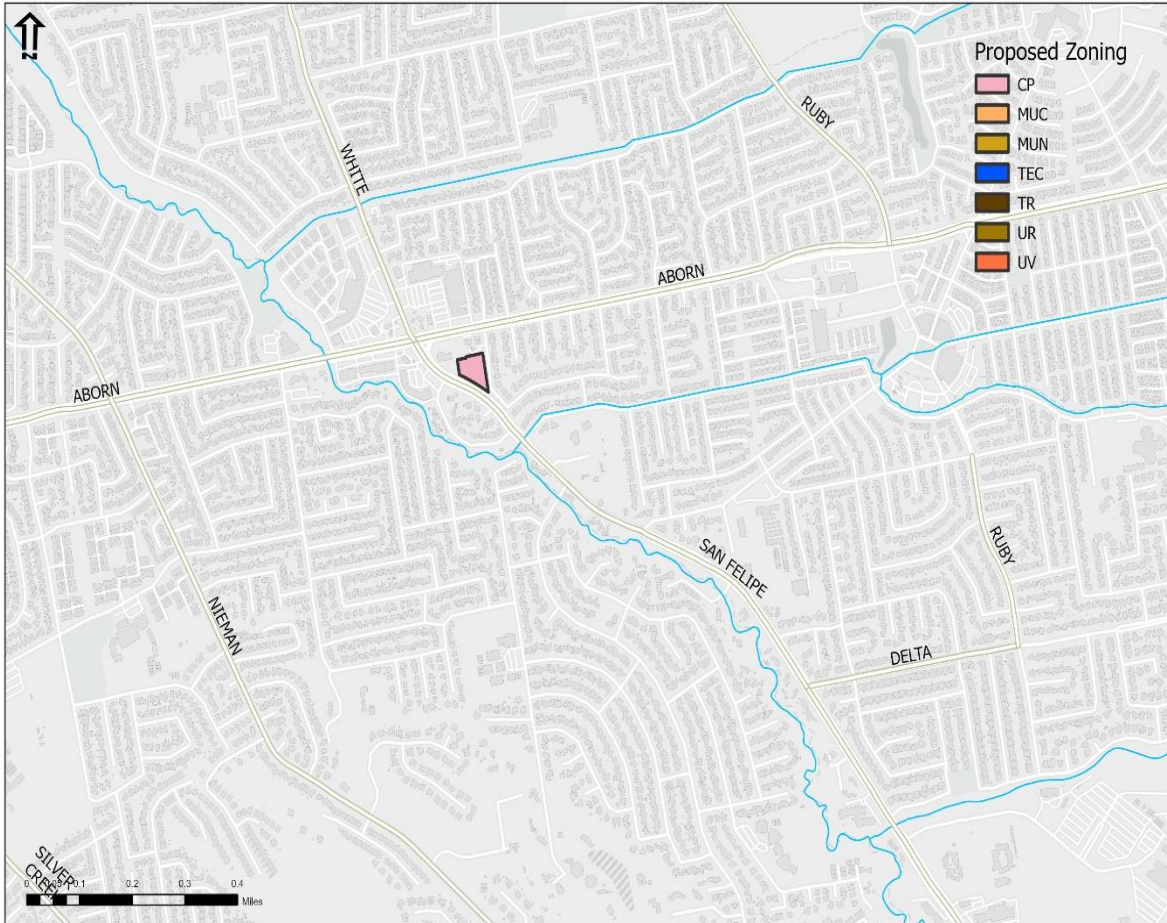
Map 4

Proposed Zoning



Map 5

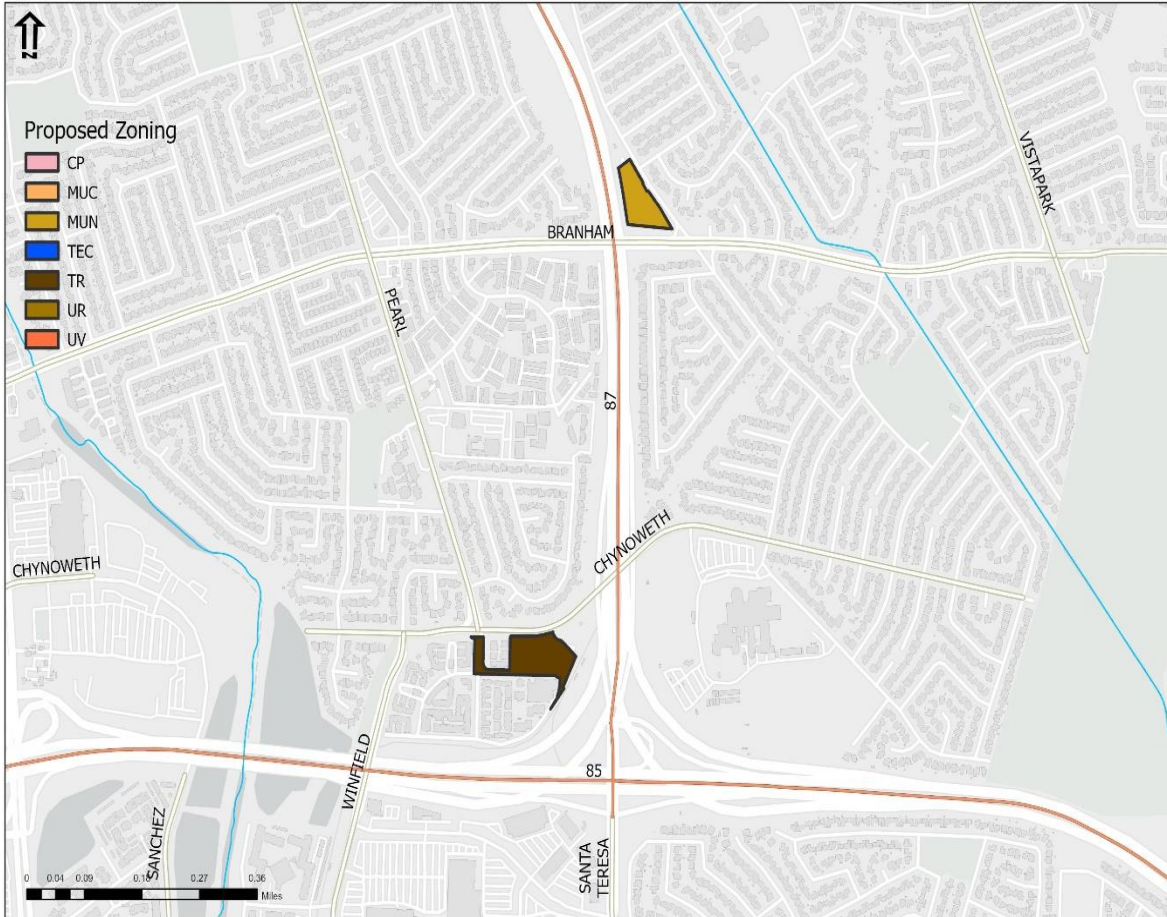
Proposed Zoning





Map 6

Proposed Zoning



Map 7

Proposed Zoning

