



## CITY COUNCIL STAFF REPORT

<b>File Nos.</b>	C24-001, C24-003, C24-004, C24-005, C24-006, C24-007, C24-008, C24-009, C24-010
<b>Location</b>	702 parcels at various locations within the City of San José.
<b>Existing Zoning</b>	A Agriculture, CP Commercial Pedestrian, HI Heavy Industrial, IP Industrial Park, LI Light Industrial, R-1-1, R-1-2, R-1-5 and R-1-8 Single-Family Residential, R-2 Two Family Residential, R-M Multi-Family Residential
<b>Proposed Zoning</b>	CIC Combined Industrial/Commercial, MUN Mixed Use Neighborhood, OS Open Space, PQP Public/Quasi-Public, R-1-2 and R-1-8 Single-Family Residential, R-1-RR Rural Residential, TEC Transit Employment Center, UR Urban Residential
<b>CEQA:</b>	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.

### 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. Approve an ordinance of the City of San José rezoning 194 properties from R-M Multi-Family Residential Zoning District to MUN Mixed Use Neighborhood Zoning District, 135 properties from R-M Multi-Family Residential Zoning District to UR Urban Residential Zoning District, 70 properties from R-1-8 Single-Family Residential Zoning District to OS Open Space Zoning District, 52 properties from R-1-8 Single-Family Residential Zoning District to R-1-2 Single-Family Residential Zoning District, 39 properties from A Agriculture Zoning District to OS Open Space Zoning District, 39 properties from R-1-8 Single-Family Residential Zoning District to PQP Public/Quasi-Public Zoning District, 36 properties from R-1-5 Single-Family Residential Zoning District to OS Open Space Zoning District, 26 properties from R-2 Two Family Residential Zoning District to MUN Mixed Use Neighborhood Zoning District, 20 properties from R-1-1 Single-Family Residential Zoning District to OS Open Space Zoning District, 10 properties from LI Light Industrial Zoning District to CIC Combined Industrial/Commercial Zoning District, nine properties from R-1-5 Single-Family Residential Zoning District to PQP Public/Quasi-Public Zoning District, nine properties from R-1-1 Single-Family Residential District to R-1-RR Single-

Family Residential Zoning District, eight properties from R-1-2 Single-Family Residential Zoning District to OS Open Space Zoning District, six properties from R-1-8 Single-Family Residential District to R-1-RR Single-Family Residential Zoning District, five properties from A Agriculture Zoning District to PQP Public/Quasi-Public Zoning District, five properties from R-1-1 Single-Family Residential to PQP Public/Quasi-Public Zoning District, five properties from R-1-2 Single-Family Residential Zoning District to R-1-RR Single-Family Residential Zoning District, four properties from HI Heavy Industrial Zoning District to OS Open Space Zoning District, four properties from R-1-5 Single-Family Residential Zoning District to R-1-2 Single-Family Residential Zoning District, four properties from A Agriculture Zoning District to R-1-8 Single-Family Residential Zoning District, four properties from IP Industrial Park Zoning District to TEC Transit Employment Center Zoning District, three properties from LI Light Industrial Zoning District to OS Open Space Zoning District, three properties from A Agriculture Zoning District to R-1-RR Single-Family Residential Zoning District, two properties from HI Heavy Industrial Zoning District to CIC Combined Industrial/Commercial Zoning District, two properties from IP Industrial Park Zoning District to OS Open Space Zoning District, one property from IP Industrial Park Zoning District to CIC Combined Industrial/Commercial Zoning District, one property from Commercial Pedestrian Zoning District to OS Open Space Zoning District, one property from IP Industrial Park Zoning District to PQP Public/Quasi-Public Zoning District, one property from R-2 Two Family Zoning District to PQP Public/Quasi-Public Zoning District, one property from R-M Multi-Family Residential Zoning District to PQP Public/Quasi-Public Zoning District, one property from A Agriculture Zoning District to R-1-2 Single-Family Residential Zoning District, one property from R-1-5 Single-Family Residential Zoning District to R-1-RR Residential Zoning District, and one property from Commercial Pedestrian Zoning District to UR Urban Residential Zoning District, located in various locations on those certain real properties within the City of San José.

**PROJECT DATA**

<b>GENERAL PLAN CONSISTENCY</b>	
<b>General Plan Designation</b>	CIC Combined Industrial/Commercial, LH Lower Hillside, MUN Mixed Use Neighborhood, OH Open Hillside, OSPH Open Space, Parklands and Habitat, PQP Public/Quasi-Public, PROS Private Recreation and Open Space, RN Residential Neighborhood, RR Rural Residential, TEC Transit Employment Center, UR Urban Residential  <input checked="" type="checkbox"/> <b>Consistent</b> <input type="checkbox"/> <b>Inconsistent</b>
<b>Consistent Policies</b>	<b>Implementation Policies IP-1.7, IP-8.2, IP-8.3</b>

**PROJECT DESCRIPTION**

City-initiated Conforming Rezoning to rezone a total of 702 properties. The 194 properties from R-M Multi-Family Residential Zoning District to MUN Mixed Use Neighborhood Zoning District, 135 properties from R-M Multi-Family Residential Zoning District to UR Urban Residential Zoning District, 70 properties from R-1-8 Single-Family Residential Zoning District to OS Open

Space Zoning District, 52 properties from R-1-8 Single-Family Residential Zoning District to R-1-2 Single-Family Residential Zoning District, 39 properties from A Agriculture Zoning District to OS Open Space Zoning District, 39 properties from R-1-8 Single-Family Residential Zoning District to PQP Public/Quasi-Public Zoning District, 36 properties from R-1-5 Single-Family Residential Zoning District to OS Open Space Zoning District, 26 properties from R-2 Two Family Residential Zoning District to MUN Mixed Use Neighborhood Zoning District, 20 properties from R-1-1 Single-Family Residential Zoning District to OS Open Space Zoning District, 10 properties from LI Light Industrial Zoning District to CIC Combined Industrial/Commercial Zoning District, nine properties from R-1-5 Single-Family Residential Zoning District to PQP Public/Quasi-Public Zoning District, nine properties from R-1-1 Single-Family Residential District to R-1-RR Single-Family Residential Zoning District, eight properties from R-1-2 Single-Family Residential Zoning District to OS Open Space Zoning District, six properties from R-1-8 Single-Family Residential District to R-1-RR Single-Family Residential Zoning District, five properties from A Agriculture Zoning District to PQP Public/Quasi-Public Zoning District, five properties from R-1-1 Single-Family Residential to PQP Public/Quasi-Public Zoning District, five properties from R-1-2 Single-Family Residential Zoning District to R-1-RR Single-Family Residential Zoning District, four properties from HI Heavy Industrial Zoning District to OS Open Space Zoning District, four properties from R-1-5 Single-Family Residential Zoning District to R-1-2 Single-Family Residential Zoning District, four properties from A Agriculture Zoning District to R-1-8 Single-Family Residential Zoning District, four properties from IP Industrial Park Zoning District to TEC Transit Employment Center Zoning District, three properties from LI Light Industrial Zoning District to OS Open Space Zoning District, three properties from A Agriculture Zoning District to R-1-RR Single-Family Residential Zoning District, two properties from HI Heavy Industrial Zoning District to CIC Combined Industrial/Commercial Zoning District, two properties from IP Industrial Park Zoning District to OS Open Space Zoning District, one property from IP Industrial Park Zoning District to CIC Combined Industrial/Commercial Zoning District, one property from Commercial Pedestrian Zoning District to OS Open Space Zoning District, one property from IP Industrial Park Zoning District to PQP Public/Quasi-Public Zoning District, one property from R-2 Two Family Zoning District to PQP Public/Quasi-Public Zoning District, one property from R-M Multi-Family Residential Zoning District to PQP Public/Quasi-Public Zoning District, one property from A Agriculture Zoning District to R-1-2 Single-Family Residential Zoning District, one property from R-1-5 Single-Family Residential Zoning District to R-1-RR Residential Zoning District, and one property from Commercial Pedestrian Zoning District to UR Urban Residential Zoning District, located in various locations on those certain real properties within the City of San José. The specific locations of the parcels to be rezoned are specified in the proposed rezoning ordinance, attached hereto and incorporated herein by reference as Attachment- Draft Ordinance.

### **Background**

Government Code section 65860 (amended in 2018 by Senate Bill 1333) requires charter cities such as San José to make zoning consistent with the General Plan land use designation. To comply with the change in state law and to streamline the development review process for projects consistent with the General Plan, staff has been working on a multiyear effort to make the zoning district map consistent with the Envision San José 2040 General Plan land use map. The first phase of this work (Phase 1(a)) was approved by the City Council in June 2019, which aligned the existing zoning districts with their respective General Plan designations, including changes to permitting requirements in the Zoning Ordinance across all zoning districts. Phase 1(b) was approved by the City Council in June 2021 and created six new urban village and

mixed-use zoning districts to support areas planned for mixed-use development and high-density residential or commercial uses.

Rezoning properties to make zoning districts consistent with the General Plan land use designations represents the final phase of work to bring the Zoning District Map into conformance with the General Plan land use map. At this time, staff proposes rezoning 702 properties to make consistent their designated zoning with their General Plan land use designation. The proposed 702 properties are located in various locations, as indicated on the attached draft Ordinance and shown on the maps. (Attachment 1)

## ANALYSIS

The proposed project was analyzed for conformance with the following:

- 1) Envision San José 2040 General Plan
- 2) Zoning Ordinance
- 3) Senate Bill 330; and,
- 5) California Environmental Quality Act.

### **Envision San José 2040 General Plan Conformance**

The subject sites have an Envision San José 2040 General Plan Land Use/Transportation Diagram land use designations of CIC Combined Industrial/Commercial, LH Lower Hillside, MUN Mixed Use Neighborhood, OH Open Hillside, OSPH Open Space, Parklands and Habitat, PQP Public/Quasi-Public, PROS Private Recreation and Open Space, RN Residential Neighborhood, RR Rural Residential, TEC Transit Employment Center, and UR Urban Residential. (see Exhibit A-1 of the attached ordinance).

*CIC Combined Industrial/Commercial:* This category allows a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses, including hospitals and private community gathering facilities. Properties with this designation are intended for commercial, office, or industrial developments or a compatible mix of these uses. This designation occurs in areas where the existing development pattern exhibits a mix of commercial and industrial land uses or in areas on the boundary between commercial and industrial uses. Development intensity can vary significantly in this designation based on the nature of specific uses likely to occur in a particular area. In order to maintain an industrial character, small, suburban strip centers are discouraged in this designation, although larger big-box type developments may be allowed because they mix elements of retail commercial and warehouse forms and uses. While this designation potentially accommodates a wide variety of uses and building forms, more specific guidance should be provided through the application of the Zoning Ordinance in order to establish use and form standards that will promote the development of a cohesive employment area across multiple adjoining properties that share this designation.

*LH Lower Hillside:* This designation is applied to properties at the edge of the developed City, just inside its Urban Growth Boundary (UGB) and at the limit of the Urban Service Area (USA), but where urbanization has already partially occurred and where urban infrastructure and services (streets, utilities, etc.) are already available. This designation is applied to properties

located downhill from the UGB, but that typically have hillside characteristics, and which typically have a higher cost for the provision of public services. Development of Lower Hillside properties is not intended to expand the City or create new areas of development, but rather to allow for limited infill that completes the existing pattern of development at its edge. New residential development is limited to one dwelling unit per existing lot, with new subdivisions not to exceed one dwelling unit per five acres (1 DU/5 AC).

*MUN Mixed-Use Neighborhood:* This designation supports commercial or mixed-use development integrated within the Mixed-Use Neighborhood area. This designation should be used to establish new neighborhoods with a cohesive urban form, to provide a transition between higher-density and lower-density neighborhoods, or to facilitate new infill development within an existing area that does not have an established cohesive urban character. Hospitals and other healthcare facilities may potentially be located within mixed-use neighborhood areas provided that any potential land-use impacts can be mitigated. This designation may also be appropriate for areas in close proximity to urban amenities (such as transit stations), but that are not within a proposed Urban Village area. Development within this designation should occur through the use of standard Zoning Districts which specify the minimum lot size. Development at higher ends of the density range will typically require larger lot sizes (or a combination of existing lots) and must still meet Community Design Policies in the Envision General Plan and applicable design guidelines. The allowable density/intensity for mixed-use development will be determined using an allowable Floor Area Ratio (FAR) (0.25 to 2.0) rather than dwelling units per acre to better address the urban form and to potentially allow fewer units per acre if in combination with other non-residential uses such as commercial or office.

*OH Open Hillside:* This designation is applied to areas that are located outside of the Urban Growth Boundary (UGB) with the intent of preserving a permanent greenbelt of open space and natural habitat along the City's eastern and southern edges. Within this designation, the supported uses vary slightly for lands owned publicly or privately. Publicly owned lands within the Open Hillside designation include habitat conservation areas, open space preserves, and large-scale parklands. Privately-owned lands within the Open Hillside designation may allow a limited amount of development, including single-family dwellings and, on large sites, private recreation, and low-intensity institutional or commercial uses with the majority of the site preserved as open space, very-low intensity agricultural uses such as grazing or tree farming, or privately owned open space/habitat preserves. Publicly owned lands may also support low-intensity institutional uses. Development under this land use designation will be consistent with the Non-Urban Area Land Use development policies of the Envision General Plan and requires discretionary development review permits.

*OSPH Open Space, Parklands and Habitat:* These lands can be publicly- or privately-owned areas that are intended for low-intensity uses. Lands in this designation are typically devoted to open space, parks, recreation areas, trails, habitat buffers, nature preserves, and other permanent open space areas. This designation is applied within the Urban Growth Boundary to lands that are owned by nonprofits or public agencies that intend their permanent use as open space, including lands adjacent to various creeks throughout the City. This designation is also applied outside of the Urban Growth Boundary to the bay lands located within Alviso. New development on lands within this designation should be limited to minimize potential environmental and visual impacts and, for properties located outside of the Greenline / Urban Growth Boundary, should avoid use of non-native, irrigated vegetation or development of new structures that would

alter the environmental and visual quality of native habitat areas. Development of public facilities such as restrooms, playgrounds, educational/visitors' centers, or parking areas can be an inherent part of City or County park properties and are appropriate for Open Space, Parklands, and Habitat properties both within and outside of the Greenline / Urban Growth Boundary, but in the latter case should be sensitively located to minimize potential environmental and visual impacts. Within the Greenline / Urban Growth Boundary, community centers, public golf courses, and other amenities open to the public would also be allowed within publicly owned properties in this designation. Privately owned lands in this designation are to be used for low-intensity, open-space activities. Appropriate uses for privately owned lands in this category include cemeteries, salt ponds, and private buffer lands such as riparian setbacks. Where appropriate and where it has not otherwise been identified for use as open space (through a zoning, for instance), privately owned land in this designation may be considered for low-intensity agricultural uses provided that such uses do not involve the addition of buildings or other structures or use of irrigation on significant portions of the site.

*PQP Public/Quasi-Public:* This category is used to designate public land uses, including schools, colleges, corporation yards, homeless shelters, supportive housing for the homeless, libraries, fire stations, water treatment facilities, convention centers and auditoriums, museums, governmental offices and airports. Joint development projects that 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.

*PROS Private Recreation and Open Space:* The Private Recreation and Open Space areas allow a broad range of recreation or open space uses, located within the Urban Growth Boundary, and typically at a higher intensity than those found on lands with Open Space, Parklands, and Habitat designation. Possible recreation uses include amusement parks, country clubs, golf courses, tennis clubs, driving ranges, recreational vehicle parks, private campgrounds, and cemeteries. Ancillary commercial uses, such as bars and restaurants, are allowed in conjunction with private recreation uses. The intensity of any combination of buildings or structures developed under this category is expected to be limited with the majority of the land area maintained as open space, so that the Private Recreation and Open Space lands generally maintain an open space character.

*RN Residential Neighborhood:* This designation is applied broadly throughout the City to encompass most of the established, single-family residential neighborhoods, including both the suburban and traditional residential neighborhood areas that comprise the majority of its developed land. The intent of this designation is to preserve the existing character of these neighborhoods and to strictly limit new development to infill projects that closely conform to the prevailing existing neighborhood character as defined by density, lot size and shape, massing, and neighborhood form and pattern. New infill development should improve and/ or enhance existing neighborhood conditions by completing the existing neighborhood pattern and bringing

infill properties into general conformance with the quality and character of the surrounding neighborhood. New infill development should be integrated into the existing neighborhood pattern, continuing and, where applicable, extending or completing the existing street network. The average lot size, orientation, and form of new structures for any new infill development must therefore generally match the typical lot size and building form of any adjacent development, with particular emphasis given to maintaining consistency with other development that fronts onto a public street to be shared by the proposed new project.

*RR Rural Residential:* This designation is applied to areas already largely developed for residential use with a low density or rural character. Any new infill development should be limited to densities that match the established density, lot size, and character of surrounding properties. Properties with this designation that have existing zoning entitlements or traffic allocations in place may proceed with the development of those entitlements, even if at a higher density than 2 DU/AC or existing land use pattern. New development in this designation may also be limited to densities lower than 2 DU/AC due to issues such as geologic conditions, grading limitations, proximity to creeks, or higher costs for the provision of services. Since this designation is planned on the fringes of the City, the type and level of services required to support future developments in this category is expected to be less than that required for more urban land uses. Projects should minimize the demand for urban services and provide their own major funding for the construction of service facilities necessitated for the project. Discretionary development permits should be required for new development and subdivisions in these areas as a mechanism to address public service levels, grading, geologic, environmental, aesthetics, and other issues.

*TEC Transit Employment Center:* This designation is applied to areas planned for intensive job growth because of their importance as employment districts to the City and a high degree of access to transit and other facilities and services. To support San Jose's growth as a Regional Employment Center, it is useful to designate such key Employment Centers along the light rail corridor in North San José, in proximity to the BART and light rail facilities in the Berryessa/Milpitas area, and in proximity to light rail in the Old Edenvale area. All of these areas fall within identified Growth Areas and have access to transit and other important infrastructure to support their intensification. Uses allowed in the Industrial Park designation are appropriate in the Transit Employment Center designation, as are supportive commercial uses. The North San José Transit Employment Center also allows limited residential uses (in areas designated with residential overlays), while other Employment Centers should only be developed for industrial and commercial uses.

*UR Urban Residential:* This designation allows for medium-density residential development and a fairly broad range of commercial uses, including retail, offices, hospitals, and private community gathering facilities, within identified Urban Villages, in other areas within the City that have existing residential development built at this density, within Specific Plan areas, or in areas in close proximity to an Urban Village or transit facility where intensification will support those facilities. Any new residential development at this density should be in Growth Areas or, on a very limited basis, as infill development within areas with characteristics similar to the Urban Village areas (generally developed at high density and in proximity to transit, jobs, amenities, and other services). The allowable density for this designation is further defined within the applicable Zoning Ordinance designation and may also be addressed within an Urban Village Plan or other policy document. This designation is also used to identify portions of

Urban Village areas where the density of new development should be limited to a medium intensity in order to provide for a gradual transition between surrounding low-density neighborhoods and other areas within the Urban Village suitable for greater intensification. The allowable density/intensity for mixed-use development will be determined using an allowable FAR (1.0 to 4.0) to better address the urban form and potentially allow fewer units per acre if in combination with other uses such as commercial or office. Developments in this designation would typically be three to four stories of residential or commercial uses over parking.

The proposed conforming rezoning is consistent with the following General Plan policies.

1. 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.
2. 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.
3. Implementation Policy IP-8.3 – Zoning: For the review of privately or publicly initiated rezoning applications, consider the appropriateness of the proposed zoning district in terms of how it will further the Envision General Plan goals and policies as follows:
  - a. Align with the Envision General Plan Land Use/Transportation Diagram;
  - b. Retain or expand existing employment capacity;
  - c. Preserve existing retail activity;
  - d. Avoid adverse land use incompatibilities;
  - e. Implement the Envision General Plan goals and policies including those for Urban Design;
  - f. Support higher-density land uses consistent with the City's transition to a more urban environment;
  - g. Facilitate the intensification of villages and other growth areas consistent with the goal of creating walkable, mixed-use communities; and,
  - h. Address height limits, setbacks, land use interfaces and other design standards to provide for the intensification of land uses adjacent to already developed areas.

*Analysis: The General Plan land use designations for the proposed sites include, CIC, LH, MUN, OH, OSPH, PQP, PROS, RN, RR, TEC, and UR. Therefore, staff proposes a Conforming Rezoning of the properties from the R-M to MUN, R-M to UR, R-1-8 to OS, R-1-8 to R-1-2, A to OS, R-1-8 to PQP, R-1-5 to OS, R-2 to MUN, R-1-1 to OS, LI to CIC, R-1-5 to PQP, R-1-1 to R-1-RR, R-1-2 to OS, R-1-8 to R-1-RR, A to PQP, R-1-1 to PQP, R-1-2 to R-1-RR, HI to OS, R-1-5 to R-1-2, A to R-1-8, IP to TEC, LI to OS, A to R-1-RR, HI to CIC, IP to OS, IP to CIC, CP to OS, IP to PQP, R-2 to PQP, R-M to PQP, A to R-1-2, R-1-5 to R-1-RR, CP to UR. This would correspond to the existing Envision*

*General Plan land use designations for the subject sites. The proposed rezoning would allow future development consistent with the sites' General Plan land use designations.*

### **Zoning Ordinance Conformance**

The proposed rezoning conforms with Table 20-270 in Section 20.120.110 of the San José Municipal Code, which identifies the CIC, MUN, OS, PQP, R-1-2, R-1-8, R-1-RR, TEC, and UR as a conforming district to the respective CIC, LH, MUN, OH, OSPH, PQP, PROS, RN, RR, TEC, and UR General Plan land use designations (see Exhibit A of the attached ordinance). The proposed rezoning would allow the properties to be used and developed in accordance with the allowable uses in Title 20 of the San José Municipal Code.

### **Senate Bill 330 Compliance**

The Housing Crisis Act of 2019 (Senate Bill 330) limits the manner in which local governments may reduce the capacity for residential units that can be built on properties that allow housing, including actions such as down-zoning, changing general or specific plan land use designations to a less intensive use, reductions in height, density or floor area ratio, or other types of increased requirements. An exception to this is that a property may be allowed to reduce the intensity of residential uses if changes in land use designations or zoning elsewhere ensure “no net loss” (down-zoning) in residential capacity within the jurisdiction.

Approval of File Nos. C24-001, C24-003, C24-004, C24-005, C24-006, C24-007, C24-008, C24-009, and C24-010 would not result in a decrease in residential capacity. Among the properties that are the subject of the proposed rezoning, 351 properties would have a reduction of a total of 3,755 residential unit capacity, 104 properties would have an increase of a total of 47,132 residential unit capacity, 247 properties would not have any change in residential capacity. Thus, the proposed rezoning would not result in any decrease in residential unit capacity but will result in a 43,377 units residential capacity increase that, complies with Senate Bill 330 requirements.

### **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 (FEIR), for which findings were adopted by City Council Resolution No. 76041 on November 1, 2011, and Supplemental Environmental Impact Report (SEIR) adopted by City Council Resolution No. 77617 on December 15, 2015, and addenda thereto. The FEIR, 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 FEIR, SEIR, and Addenda have been identified, nor have any new mitigation measures or alternatives that are considerably different from those analyzed in the FEIR, SEIR, and Addenda been identified.

## **PUBLIC HEARING NOTIFICATION**

Staff followed Council Policy 6-30: Public Outreach Policy. Planning staff distributed notices to the property owners and tenants for File Nos. C24-001, C24-003, C24-004, C24-005, C24-006, C24-007, C24-008, C24-009, and C24-010 on January 19, 2024, to provide information on the proposed Conforming Rezoning. Staff included their contact information on the notice and have been available to answer any questions that property owners and tenants may have. The notice also included direction to the Rezoning and General Plan Alignment website that has information to assist property owners and tenants with the process and includes frequently asked questions. The notice also included directions to our interactive Rezoning Map Viewer where the community can view the rezonings that are happening within their neighborhood and throughout the City.

Subsequent to sending the rezoning notice to affected property owners and tenants, a notice of the public hearing was distributed to the owners and tenants of all properties located within 300 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/

Chris Burton, Director

Planning, Building and Code Enforcement

For questions, please contact Michael Brilliot, Deputy Director, Planning, Building, and Code Enforcement at (408) 535-7831 or [michael.brilliot@sanjoseca.gov](mailto:michael.brilliot@sanjoseca.gov).

Attachment: Draft Ordinance

**DRAFT**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF SAN JOSE REZONING 194 PROPERTIES FROM R-M MULTI-FAMILY RESIDENTIAL ZONING DISTRICT TO MUN MIXED USE NEIGHBORHOOD ZONING DISTRICT, 135 PROPERTIES FROM R-M MULTI-FAMILY RESIDENTIAL ZONING DISTRICT TO UR URBAN RESIDENTIAL ZONING DISTRICT, 70 PROPERTIES FROM R-1-8 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, 52 PROPERTIES FROM R-1-8 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO R-1-2 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, 39 PROPERTIES FROM A AGRICULTURE ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, 39 PROPERTIES FROM R-1-8 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, 36 PROPERTIES FROM R-1-5 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, 26 PROPERTIES FROM R-2 TWO FAMILY RESIDENTIAL ZONING DISTRICT TO MUN MIXED USE NEIGHBORHOOD ZONING DISTRICT, 20 PROPERTIES FROM R-1-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, 10 PROPERTIES FROM LI LIGHT INDUSTRIAL ZONING DISTRICT TO CIC COMBINED INDUSTRIAL/COMMERCIAL ZONING DISTRICT, NINE PROPERTIES FROM R-1-5 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, NINE PROPERTIES FROM R-1-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-1-RR SINGLE-FAMILY RURAL RESIDENTIAL ZONING DISTRICT, EIGHT PROPERTIES FROM R-1-2 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, SIX PROPERTIES FROM R-1-8 SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-1-RR SINGLE-FAMILY RURAL RESIDENTIAL ZONING DISTRICT, FIVE PROPERTIES FROM A AGRICULTURE ZONING DISTRICT TO PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, FIVE PROPERTIES FROM R-1-1 SINGLE-FAMILY RESIDENTIAL TO PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, FIVE PROPERTIES FROM R-1-2 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO R-1-RR SINGLE-FAMILY RURAL RESIDENTIAL ZONING DISTRICT, FOUR PROPERTIES FROM HI HEAVY INDUSTRIAL ZONING DISTRICT TO OS OPEN**

**SPACE ZONING DISTRICT, FOUR PROPERTIES FROM R-1-5 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO R-1-2 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, FOUR PROPERTIES FROM A AGRICULTURE ZONING DISTRICT TO R-1-8 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, FOUR PROPERTIES FROM IP INDUSTRIAL PARK ZONING DISTRICT TO TEC TRANSIT EMPLOYMENT CENTER ZONING DISTRICT, THREE PROPERTIES FROM LI LIGHT INDUSTRIAL ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, THREE PROPERTIES FROM A AGRICULTURE ZONING DISTRICT TO R-1-RR SINGLE-FAMILY RURAL RESIDENTIAL ZONING DISTRICT, TWO PROPERTIES FROM HI HEAVY INDUSTRIAL ZONING DISTRICT TO CIC COMBINED INDUSTRIAL/COMMERCIAL ZONING DISTRICT, TWO PROPERTIES FROM IP INDUSTRIAL PARK ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, ONE PROPERTY FROM IP INDUSTRIAL PARK ZONING DISTRICT TO CIC COMBINED INDUSTRIAL/COMMERCIAL ZONING DISTRICT, ONE PROPERTY FROM COMMERCIAL PEDESTRIAN ZONING DISTRICT TO OS OPEN SPACE ZONING DISTRICT, ONE PROPERTY FROM IP INDUSTRIAL PARK ZONING DISTRICT TO PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, ONE PROPERTY FROM R-2 TWO FAMILY ZONING DISTRICT TO PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, ONE PROPERTY FROM R-M MULTI-FAMILY RESIDENTIAL ZONING DISTRICT TO PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT, ONE PROPERTY FROM A AGRICULTURE ZONING DISTRICT TO R-1-2 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, ONE PROPERTY FROM R-1-5 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO R-1-RR SINGLE-FAMILY RURAL RESIDENTIAL ZONING DISTRICT, AND ONE PROPERTY FROM COMMERCIAL PEDESTRIAN ZONING DISTRICT TO UR URBAN RESIDENTIAL ZONING DISTRICT, ALL LOCATED ON THOSE CERTAIN REAL PROPERTIES SITUATED WITHIN THE CITY OF SAN JOSÉ**

**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 CIC Combined Industrial/Commercial, MUN Mixed Use Neighborhood, OS Open Space, PQP Public/Quasi-Public, R-1-2 and R-1-8 Single-Family Residential, R-1-RR Single-Family Rural Residential, TEC Transit Employment Center, and UR Urban Residential; 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. C24-001, C24-003, C24-004, C24-005, C24-006, C24-007, C24-008, C24-009, C24-010) 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 3,755

residential units but increase the residential capacity on other properties by 47,132 residential units; therefore, there is still a surplus of 43,377 residential units available ( $47,132 - 3,755 = 43,377$  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 CIC Combined Industrial/Commercial, MUN Mixed Use Neighborhood, OS Open Space, PQP Public/Quasi-Public, R-1-2 and R-1-8 Single-Family Residential, R-1-RR Single-Family Rural Residential, TEC Transit Employment Center, and UR Urban Residential.

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. C24-001, C24-003, C24-004, C24-005, C24-006, C24-007, C24-008, C24-009, and C24-010 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.

PASSED FOR PUBLICATION of title this \_\_\_\_ day of \_\_\_\_\_, 2024 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

\_\_\_\_\_  
MATT MAHAN  
Mayor

ATTEST:

\_\_\_\_\_  
TONI J. TABER, CMC  
City Clerk

**EXHIBIT “A”**

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

File Nos C24-001, C24-003, C24-004, C24-005, C24-006, C24-007, C24-008, C24-009, and C24-010: 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	69403010	CIC	HI	CIC	0
2	69403011	CIC	HI	CIC	0
3	69406003	CIC	LI	CIC	0
4	69406004	CIC	LI	CIC	0
5	69406005	CIC	LI	CIC	0
6	69406006	CIC	LI	CIC	0
7	69406007	CIC	LI	CIC	0
8	69406008	CIC	LI	CIC	0
9	69406009	CIC	LI	CIC	0
10	69406010	CIC	LI	CIC	0
11	69406011	CIC	LI	CIC	0
12	69406012	CIC	LI	CIC	0
13	70601056	CIC	IP	CIC	0
14	56719012	LH	R-1-8	R-1-RR	-2
15	56719013	LH	R-1-8	R-1-RR	-2
16	56719014	LH	R-1-8	R-1-RR	-5
17	56719034	LH	R-1-8	R-1-RR	-8
18	56719038	LH	R-1-8	R-1-RR	-1
19	56721041	LH	R-1-5	R-1-RR	-2
20	56723035	LH	R-1-8	R-1-RR	-4
21	69611004	LH	R-1-1	R-1-RR	-2
22	69611005	LH	R-1-1	R-1-RR	-3
23	69611012	LH	R-1-1	R-1-RR	-2
24	69611013	LH	R-1-1	R-1-RR	-6
25	69611015	LH	R-1-1	R-1-RR	-2

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
26	69611016	LH	R-1-1	R-1-RR	-2
27	69614001	LH	R-1-2	R-1-RR	-2
28	69614001	LH	R-1-2	R-1-RR	-1
29	69638001	LH	R-1-2	R-1-RR	-4
30	69638001	LH	R-1-2	R-1-RR	-1
31	69638002	LH	R-1-1	R-1-RR	-4
32	70122003	LH	R-1-2	R-1-RR	-2
33	70122004	LH	R-1-1	R-1-RR	-5
34	70123038	LH	R-1-1	R-1-RR	-2
35	74207011	LH	A	R-1-RR	1
36	74207011	LH	A	R-1-RR	1
37	74207014	LH	A	R-1-RR	1
38	56728004	MUN	R-M	MUN	-31
39	56728008	MUN	R-M	MUN	-11
40	56728009	MUN	R-M	MUN	-11
41	56728010	MUN	R-M	MUN	-13
42	56728011	MUN	R-M	MUN	-13
43	56728012	MUN	R-M	MUN	-12
44	69410001	MUN	R-M	MUN	-14
45	69410002	MUN	R-M	MUN	-14
46	69410003	MUN	R-M	MUN	-14
47	69410004	MUN	R-M	MUN	-14
48	69410005	MUN	R-M	MUN	-14
49	69410006	MUN	R-M	MUN	-14
50	69410007	MUN	R-M	MUN	-14
51	69410008	MUN	R-M	MUN	-14
52	69410009	MUN	R-M	MUN	-15
53	69410010	MUN	R-2	MUN	5
54	69410011	MUN	R-2	MUN	5
55	69410012	MUN	R-2	MUN	5
56	69410013	MUN	R-2	MUN	5
57	69410014	MUN	R-2	MUN	5
58	69410015	MUN	R-2	MUN	5
59	69410016	MUN	R-2	MUN	5
60	69410017	MUN	R-2	MUN	5

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
61	69410018	MUN	R-2	MUN	5
62	69410019	MUN	R-2	MUN	5
63	69410020	MUN	R-2	MUN	5
64	69410021	MUN	R-2	MUN	5
65	69410022	MUN	R-2	MUN	5
66	69410023	MUN	R-2	MUN	5
67	69410024	MUN	R-2	MUN	5
68	69410025	MUN	R-2	MUN	5
69	69411001	MUN	R-2	MUN	5
70	69411002	MUN	R-2	MUN	5
71	69411003	MUN	R-2	MUN	5
72	69411004	MUN	R-2	MUN	5
73	69411005	MUN	R-2	MUN	5
74	69411006	MUN	R-2	MUN	5
75	69411007	MUN	R-2	MUN	5
76	69411008	MUN	R-2	MUN	5
77	69411009	MUN	R-2	MUN	5
78	69411010	MUN	R-2	MUN	9
79	69411013	MUN	R-M	MUN	-17
80	69411014	MUN	R-M	MUN	-15
81	69411015	MUN	R-M	MUN	-15
82	69411016	MUN	R-M	MUN	-15
83	69411017	MUN	R-M	MUN	-15
84	69411018	MUN	R-M	MUN	-15
85	69411019	MUN	R-M	MUN	-15
86	69411020	MUN	R-M	MUN	-15
87	69411021	MUN	R-M	MUN	-15
88	69411023	MUN	R-M	MUN	-22
89	69411024	MUN	R-M	MUN	-13
90	56770C01	MUN	R-M	MUN	-75
91	69409C01	MUN	R-M	MUN	-26
92	69409C02	MUN	R-M	MUN	-17
93	69409C03	MUN	R-M	MUN	-14
94	69409C04	MUN	R-M	MUN	-14
95	69409C05	MUN	R-M	MUN	-14

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
96	69409C06	MUN	R-M	MUN	-14
97	69409C07	MUN	R-M	MUN	-16
98	69409C08	MUN	R-M	MUN	-15
99	69409C09	MUN	R-M	MUN	-14
100	69409C10	MUN	R-M	MUN	-13
101	69409C11	MUN	R-M	MUN	-14
102	69409C12	MUN	R-M	MUN	-14
103	69409C13	MUN	R-M	MUN	-19
104	69420C01	MUN	R-M	MUN	-15
105	69420C02	MUN	R-M	MUN	-13
106	69420C03	MUN	R-M	MUN	-12
107	69420C04	MUN	R-M	MUN	-12
108	69420C05	MUN	R-M	MUN	-13
109	69420C06	MUN	R-M	MUN	-13
110	69420C07	MUN	R-M	MUN	-13
111	69420C08	MUN	R-M	MUN	-12
112	69420C09	MUN	R-M	MUN	-13
113	69420C10	MUN	R-M	MUN	-13
114	69420C11	MUN	R-M	MUN	-13
115	69420C12	MUN	R-M	MUN	-13
116	69420C13	MUN	R-M	MUN	-13
117	69420C14	MUN	R-M	MUN	-13
118	69420C15	MUN	R-M	MUN	-13
119	69420C16	MUN	R-M	MUN	-13
120	69420C17	MUN	R-M	MUN	-13
121	69420C18	MUN	R-M	MUN	-15
122	69420C19	MUN	R-M	MUN	-12
123	69420C20	MUN	R-M	MUN	-14
124	69421C01	MUN	R-M	MUN	-13
125	69421C02	MUN	R-M	MUN	-13
126	69421C03	MUN	R-M	MUN	-12
127	69421C04	MUN	R-M	MUN	-12
128	69421C05	MUN	R-M	MUN	-12
129	69421C06	MUN	R-M	MUN	-13
130	69421C07	MUN	R-M	MUN	-12

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
131	69421C08	MUN	R-M	MUN	-13
132	69421C09	MUN	R-M	MUN	-13
133	69421C10	MUN	R-M	MUN	-13
134	69421C11	MUN	R-M	MUN	-14
135	69421C12	MUN	R-M	MUN	-16
136	69421C13	MUN	R-M	MUN	-15
137	69421C14	MUN	R-M	MUN	-13
138	69421C15	MUN	R-M	MUN	-14
139	69421C16	MUN	R-M	MUN	-15
140	69421C17	MUN	R-M	MUN	-17
141	69421C18	MUN	R-M	MUN	-13
142	69421C19	MUN	R-M	MUN	-15
143	69421C20	MUN	R-M	MUN	-13
144	69421C21	MUN	R-M	MUN	-13
145	69422C01	MUN	R-M	MUN	-13
146	69422C02	MUN	R-M	MUN	-12
147	69422C03	MUN	R-M	MUN	-12
148	69422C04	MUN	R-M	MUN	-12
149	69422C05	MUN	R-M	MUN	-13
150	69422C06	MUN	R-M	MUN	-13
151	69422C07	MUN	R-M	MUN	-14
152	69422C08	MUN	R-M	MUN	-14
153	69422C09	MUN	R-M	MUN	-13
154	69422C10	MUN	R-M	MUN	-15
155	69422C11	MUN	R-M	MUN	-16
156	69422C12	MUN	R-M	MUN	-16
157	69422C13	MUN	R-M	MUN	-15
158	69422C14	MUN	R-M	MUN	-15
159	69422C15	MUN	R-M	MUN	-12
160	69422C16	MUN	R-M	MUN	-15
161	69422C17	MUN	R-M	MUN	-13
162	69422C18	MUN	R-M	MUN	-13
163	69422C19	MUN	R-M	MUN	-13
164	69422C20	MUN	R-M	MUN	-13
165	69422C21	MUN	R-M	MUN	-13

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
166	69422C22	MUN	R-M	MUN	-13
167	69422C23	MUN	R-M	MUN	-14
168	69422C24	MUN	R-M	MUN	-14
169	69422C25	MUN	R-M	MUN	-13
170	69423C01	MUN	R-M	MUN	-12
171	69423C02	MUN	R-M	MUN	-13
172	69423C03	MUN	R-M	MUN	-13
173	69423C04	MUN	R-M	MUN	-12
174	69423C05	MUN	R-M	MUN	-12
175	69423C06	MUN	R-M	MUN	-12
176	69423C07	MUN	R-M	MUN	-12
177	69423C08	MUN	R-M	MUN	-12
178	69423C09	MUN	R-M	MUN	-12
179	69423C10	MUN	R-M	MUN	-14
180	69423C11	MUN	R-M	MUN	-14
181	69423C12	MUN	R-M	MUN	-12
182	69423C13	MUN	R-M	MUN	-13
183	69423C14	MUN	R-M	MUN	-12
184	69423C15	MUN	R-M	MUN	-12
185	69423C16	MUN	R-M	MUN	-12
186	69423C17	MUN	R-M	MUN	-12
187	69423C18	MUN	R-M	MUN	-13
188	69423C19	MUN	R-M	MUN	-12
189	69423C20	MUN	R-M	MUN	-14
190	69423C21	MUN	R-M	MUN	-12
191	69423C22	MUN	R-M	MUN	-13
192	69423C23	MUN	R-M	MUN	-13
193	69423C24	MUN	R-M	MUN	-13
194	69423C25	MUN	R-M	MUN	-13
195	69423C26	MUN	R-M	MUN	-13
196	69423C27	MUN	R-M	MUN	-13
197	69424C01	MUN	R-M	MUN	-13
198	69424C02	MUN	R-M	MUN	-14
199	69424C03	MUN	R-M	MUN	-13
200	69424C04	MUN	R-M	MUN	-12

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
201	69424C05	MUN	R-M	MUN	-13
202	69424C06	MUN	R-M	MUN	-13
203	69424C07	MUN	R-M	MUN	-12
204	69424C08	MUN	R-M	MUN	-13
205	69424C09	MUN	R-M	MUN	-15
206	69424C10	MUN	R-M	MUN	-12
207	69424C11	MUN	R-M	MUN	-12
208	69424C12	MUN	R-M	MUN	-13
209	69424C13	MUN	R-M	MUN	-12
210	69424C14	MUN	R-M	MUN	-12
211	69424C15	MUN	R-M	MUN	-12
212	69424C16	MUN	R-M	MUN	-13
213	69424C17	MUN	R-M	MUN	-12
214	69425C01	MUN	R-M	MUN	-13
215	69425C02	MUN	R-M	MUN	-12
216	69425C03	MUN	R-M	MUN	-12
217	69425C04	MUN	R-M	MUN	-12
218	69425C05	MUN	R-M	MUN	-12
219	69425C06	MUN	R-M	MUN	-12
220	69425C07	MUN	R-M	MUN	-12
221	69425C08	MUN	R-M	MUN	-13
222	69425C09	MUN	R-M	MUN	-12
223	69425C10	MUN	R-M	MUN	-12
224	69425C11	MUN	R-M	MUN	-12
225	69425C12	MUN	R-M	MUN	-13
226	69425C13	MUN	R-M	MUN	-13
227	69425C14	MUN	R-M	MUN	-13
228	69426C01	MUN	R-M	MUN	-17
229	69426C02	MUN	R-M	MUN	-13
230	69426C03	MUN	R-M	MUN	-13
231	69426C04	MUN	R-M	MUN	-13
232	69426C05	MUN	R-M	MUN	-13
233	69426C06	MUN	R-M	MUN	-13
234	69426C07	MUN	R-M	MUN	-13
235	69426C08	MUN	R-M	MUN	-14

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
236	69426C09	MUN	R-M	MUN	-14
237	69426C10	MUN	R-M	MUN	-13
238	69426C11	MUN	R-M	MUN	-13
239	69426C12	MUN	R-M	MUN	-13
240	69426C13	MUN	R-M	MUN	-14
241	69427C01	MUN	R-M	MUN	-13
242	69427C02	MUN	R-M	MUN	-13
243	69427C03	MUN	R-M	MUN	-13
244	69427C04	MUN	R-M	MUN	-12
245	69427C05	MUN	R-M	MUN	-12
246	69427C06	MUN	R-M	MUN	-12
247	69427C07	MUN	R-M	MUN	-13
248	69427C08	MUN	R-M	MUN	-13
249	69427C09	MUN	R-M	MUN	-13
250	69427C10	MUN	R-M	MUN	-13
251	69427C11	MUN	R-M	MUN	-13
252	69427C12	MUN	R-M	MUN	-13
253	69427C13	MUN	R-M	MUN	-12
254	69427C14	MUN	R-M	MUN	-13
255	69427C15	MUN	R-M	MUN	-13
256	69427C16	MUN	R-M	MUN	-14
257	69427C17	MUN	R-M	MUN	-14
258	69603001	OH	A	OS	0
259	69604001	OH	A	OS	0
260	69604002	OH	A	OS	0
261	69604003	OH	A	OS	0
262	69604003	OH	R-1-1	OS	-1
263	69604004	OH	R-1-1	OS	-8
264	69604016	OH	A	OS	0
265	69605002	OH	A	OS	0
266	70119034	OH	R-1-5	OS	-1
267	70435001	OH	R-1-8	OS	-1
268	70435033	OH	R-1-8	OS	-2
269	70611008	OH	A	OS	0
270	70611009	OH	A	OS	0

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
271	70611011	OH	A	OS	0
272	70611018	OH	A	OS	0
273	70611021	OH	A	OS	0
274	70611022	OH	A	OS	0
275	70611023	OH	A	OS	0
276	70611024	OH	A	OS	0
277	70611025	OH	A	OS	0
278	70612021	OH	R-1-8	OS	-1
279	70612022	OH	R-1-8	OS	-1
280	70612023	OH	R-1-8	OS	-1
281	70619058	OH	A	OS	0
282	70821004	OH	A	OS	0
283	46436034	OSPH	R-1-8	OS	-4
284	46436060	OSPH	R-1-8	OS	-1
285	46436062	OSPH	R-1-8	OS	-2
286	46446073	OSPH	R-1-8	OS	-3
287	56723042	OSPH	A	OS	0
288	56725002	OSPH	R-1-8	OS	-4
289	56727002	OSPH	R-1-8	OS	-3
290	56727007	OSPH	R-1-8	OS	-1
291	56727008	OSPH	R-1-8	OS	-1
292	56727009	OSPH	R-1-8	OS	-1
293	56728005	OSPH	R-1-8	OS	-1
294	56728005	OSPH	R-1-8	OS	-6
295	56728007	OSPH	R-1-8	OS	-2
296	56734003	OSPH	R-1-1	OS	-68
297	56734005	OSPH	R-1-1	OS	-10
298	56744007	OSPH	R-1-1	OS	-33
299	56744008	OSPH	R-1-1	OS	-1
300	56744009	OSPH	R-1-1	OS	-1
301	56753006	OSPH	R-1-1	OS	-15
302	56753012	OSPH	R-1-1	OS	-56
303	56753014	OSPH	R-1-1	OS	-1
304	56769001	OSPH	R-1-1	OS	-3
305	56769002	OSPH	R-1-5	OS	-3

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
306	56773069	OSPH	IP	OS	1
307	56773070	OSPH	IP	OS	1
308	57704018	OSPH	R-1-5	OS	-2
309	57704019	OSPH	R-1-5	OS	-2
310	57704035	OSPH	R-1-5	OS	-3
311	57704037	OSPH	R-1-5	OS	-1
312	57708040	OSPH	R-1-5	OS	-3
313	57708041	OSPH	R-1-5	OS	-7
314	57710014	OSPH	R-1-5	OS	-3
315	57710050	OSPH	R-1-5	OS	-3
316	57744040	OSPH	R-1-5	OS	-11
317	58104011	OSPH	R-1-8	OS	-5
318	58112027	OSPH	R-1-8	OS	-7
319	58113011	OSPH	R-1-5	OS	-17
320	58113011	OSPH	R-1-8	OS	-4
321	58113014	OSPH	R-1-5	OS	-4
322	58113014	OSPH	R-1-8	OS	-3
323	58113015	OSPH	R-1-8	OS	-2
324	58113018	OSPH	R-1-5	OS	-2
325	58113019	OSPH	R-1-5	OS	-15
326	58113019	OSPH	R-1-8	OS	-2
327	58113020	OSPH	R-1-8	OS	-16
328	58113021	OSPH	R-1-8	OS	-13
329	58113023	OSPH	R-1-8	OS	-7
330	58113025	OSPH	R-1-8	OS	-174
331	58116058	OSPH	R-1-5	OS	-1
332	58116059	OSPH	R-1-5	OS	-1
333	58116060	OSPH	R-1-5	OS	-1
334	58116062	OSPH	R-1-5	OS	-1
335	58116063	OSPH	R-1-5	OS	-1
336	58118015	OSPH	R-1-5	OS	-2
337	58123015	OSPH	R-1-5	OS	-2
338	58123036	OSPH	R-1-8	OS	-1
339	58124016	OSPH	R-1-8	OS	-1
340	58124027	OSPH	R-1-8	OS	-1

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
341	58125022	OSPH	R-1-8	OS	-1
342	58126002	OSPH	R-1-8	OS	-1
343	58301018	OSPH	A	OS	0
344	58308026	OSPH	A	OS	0
345	58308027	OSPH	A	OS	0
346	58337018	OSPH	R-1-5	OS	-3
347	58343036	OSPH	A	OS	0
348	58352001	OSPH	A	OS	0
349	68702025	OSPH	R-1-8	OS	-3
350	68702026	OSPH	R-1-8	OS	-3
351	68704025	OSPH	R-1-8	OS	-2
352	68704026	OSPH	R-1-8	OS	-2
353	68704052	OSPH	R-1-8	OS	-1
354	68704053	OSPH	R-1-8	OS	-1
355	68706032	OSPH	R-1-8	OS	-2
356	68706033	OSPH	R-1-8	OS	-2
357	68711032	OSPH	R-1-8	OS	-2
358	68711033	OSPH	R-1-8	OS	-2
359	68735002	OSPH	R-1-8	OS	-6
360	68909047	OSPH	R-1-8	OS	-3
361	68910028	OSPH	R-1-8	OS	-3
362	68926001	OSPH	R-1-8	OS	-5
363	68928002	OSPH	R-1-8	OS	-27
364	68928011	OSPH	R-1-8	OS	-4
365	68929074	OSPH	R-1-8	OS	-6
366	68933074	OSPH	R-1-8	OS	-1
367	68953001	OSPH	R-1-8	OS	-8
368	68959059	OSPH	R-1-8	OS	-4
369	68959060	OSPH	R-1-8	OS	-21
370	69401006	OSPH	CP	OS	-103
371	69401011	OSPH	A	OS	0
372	69401012	OSPH	A	OS	0
373	69401013	OSPH	A	OS	0
374	69401017	OSPH	A	OS	0
375	69401025	OSPH	R-1-1	OS	-4

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
376	69401026	OSPH	R-1-1	OS	-6
377	69401028	OSPH	R-1-1	OS	-8
378	69401038	OSPH	A	OS	0
379	69401038	OSPH	R-1-5	OS	-11
380	69402011	OSPH	LI	OS	1
381	69402026	OSPH	LI	OS	1
382	69402026	OSPH	R-1-5	OS	-6
383	69402027	OSPH	LI	OS	1
384	69403005	OSPH	HI	OS	1
385	69403010	OSPH	HI	OS	1
386	69403011	OSPH	HI	OS	1
387	69403016	OSPH	HI	OS	1
388	69436001	OSPH	A	OS	0
389	69503001	OSPH	R-1-8	OS	-1
390	69510006	OSPH	R-1-5	OS	-14
391	69520031	OSPH	R-1-8	OS	-5
392	69525022	OSPH	R-1-8	OS	-5
393	69526027	OSPH	R-1-8	OS	-6
394	69601011	OSPH	A	OS	0
395	69601019	OSPH	R-1-1	OS	-1
396	69601024	OSPH	A	OS	0
397	69601026	OSPH	A	OS	0
398	69602007	OSPH	R-1-8	OS	-3
399	69602008	OSPH	R-1-8	OS	-1
400	69603002	OSPH	A	OS	0
401	69614001	OSPH	R-1-2	OS	-1
402	69614016	OSPH	A	OS	0
403	69614022	OSPH	R-1-5	OS	-1
404	69614023	OSPH	R-1-2	OS	-2
405	69614029	OSPH	R-1-1	OS	-1
406	69614031	OSPH	R-1-1	OS	-3
407	69614031	OSPH	R-1-8	OS	-14
408	69614032	OSPH	R-1-2	OS	-10
409	69614033	OSPH	R-1-2	OS	-1
410	69614034	OSPH	R-1-2	OS	-25

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
411	69638001	OSPH	R-1-2	OS	-1
412	70106004	OSPH	R-1-5	OS	-9
413	70106007	OSPH	R-1-5	OS	-2
414	70106016	OSPH	R-1-5	OS	-17
415	70107017	OSPH	R-1-5	OS	-8
416	70117017	OSPH	A	OS	0
417	70119024	OSPH	R-1-5	OS	-4
418	70119034	OSPH	R-1-5	OS	-11
419	70122003	OSPH	R-1-2	OS	-1
420	70122004	OSPH	R-1-1	OS	-1
421	70122017	OSPH	R-1-2	OS	-4
422	70123037	OSPH	R-1-1	OS	-1
423	70123038	OSPH	R-1-1	OS	-1
424	70410057	OSPH	R-1-5	OS	-1
425	70410057	OSPH	R-1-8	OS	-1
426	70411004	OSPH	R-1-5	OS	-1
427	70411004	OSPH	R-1-8	OS	-1
428	70413035	OSPH	R-1-8	OS	-3
429	70416037	OSPH	R-1-8	OS	-1
430	70416038	OSPH	R-1-8	OS	-1
431	70418061	OSPH	R-1-8	OS	-3
432	70418078	OSPH	R-1-8	OS	-1
433	70424017	OSPH	R-1-8	OS	-2
434	70628026	OSPH	A	OS	0
435	70801015	OSPH	A	OS	0
436	74207011	OSPH	A	OS	0
437	74207014	OSPH	A	OS	0
438	58126C01	OSPH	R-1-8	OS	-21
439	56728001	PQP	R-M	PQP	54
440	56748002	PQP	R-1-8	PQP	3896
441	56771058	PQP	R-1-8	PQP	200
442	56773067	PQP	IP	PQP	157
443	57520032	PQP	A	PQP	1973
444	57528001	PQP	R-1-5	PQP	926
445	57714034	PQP	R-1-8	PQP	9

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
446	57714048	PQP	R-1-8	PQP	366
447	57714049	PQP	R-1-8	PQP	95
448	57714050	PQP	R-1-8	PQP	254
449	57715015	PQP	R-1-8	PQP	1
450	57724001	PQP	R-1-8	PQP	116
451	57729001	PQP	R-1-5	PQP	869
452	57730019	PQP	R-1-1	PQP	225
453	58104009	PQP	R-1-8	PQP	428
454	58104009	PQP	R-1-5	PQP	426
455	58104011	PQP	R-1-8	PQP	350
456	58310037	PQP	R-1-1	PQP	838
457	68702050	PQP	R-2	PQP	7
458	68709049	PQP	R-1-8	PQP	238
459	68721072	PQP	R-1-8	PQP	462
460	68721073	PQP	R-1-8	PQP	58
461	68724001	PQP	R-1-8	PQP	927
462	68727064	PQP	R-1-1	PQP	441
463	68735001	PQP	R-1-8	PQP	2283
464	68735003	PQP	R-1-8	PQP	976
465	68736106	PQP	R-1-8	PQP	114
466	68736107	PQP	R-1-8	PQP	69
467	68736114	PQP	R-1-8	PQP	95
468	68736115	PQP	R-1-8	PQP	44
469	68908001	PQP	R-1-8	PQP	933
470	68911001	PQP	R-1-8	PQP	4314
471	68914035	PQP	R-1-8	PQP	978
472	68921008	PQP	R-1-8	PQP	18
473	68921009	PQP	R-1-8	PQP	23
474	68921010	PQP	R-1-8	PQP	18
475	68928005	PQP	R-1-8	PQP	830
476	68953022	PQP	R-1-8	PQP	891
477	68956066	PQP	R-1-8	PQP	11
478	69419011	PQP	R-1-8	PQP	1728
479	69419012	PQP	R-1-1	PQP	879
480	69419013	PQP	R-1-1	PQP	32

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
481	69512050	PQP	R-1-8	PQP	824
482	69528001	PQP	R-1-8	PQP	877
483	69609033	PQP	A	PQP	3487
484	70101018	PQP	R-1-8	PQP	117
485	70106017	PQP	R-1-5	PQP	4885
486	70106018	PQP	R-1-5	PQP	402
487	70107016	PQP	R-1-5	PQP	902
488	70118050	PQP	R-1-5	PQP	3
489	70118051	PQP	R-1-5	PQP	298
490	70119013	PQP	R-1-5	PQP	803
491	70132006	PQP	A	PQP	997
492	70408058	PQP	R-1-8	PQP	261
493	70424018	PQP	R-1-8	PQP	915
494	70430055	PQP	R-1-8	PQP	868
495	70432035	PQP	R-1-8	PQP	1849
496	70446001	PQP	R-1-8	PQP	880
497	70638054	PQP	R-1-8	PQP	52
498	74208059	PQP	A	PQP	686
499	74208060	PQP	A	PQP	314
500	70115027	PROS	R-1-5	OS	-3
501	70422C01	PROS	R-1-8	OS	-5
502	57713068	RN	A	R-1-8	2
503	69605001	RN	A	R-1-8	7
504	70450042	RN	A	R-1-8	1
505	70801016	RN	A	R-1-8	2
506	56719022	RR	R-1-8	R-1-2	0
507	56719023	RR	R-1-8	R-1-2	0
508	58129023	RR	R-1-8	R-1-2	0
509	58129024	RR	R-1-8	R-1-2	0
510	58129025	RR	R-1-8	R-1-2	0
511	58129028	RR	R-1-8	R-1-2	0
512	58129029	RR	R-1-8	R-1-2	0
513	58129030	RR	R-1-8	R-1-2	0
514	58129031	RR	R-1-8	R-1-2	0
515	58129032	RR	R-1-8	R-1-2	0

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
516	58129033	RR	R-1-8	R-1-2	0
517	58143030	RR	R-1-8	R-1-2	0
518	58143031	RR	R-1-8	R-1-2	0
519	58144001	RR	R-1-8	R-1-2	0
520	58144002	RR	R-1-8	R-1-2	0
521	58144003	RR	R-1-8	R-1-2	0
522	58144005	RR	R-1-8	R-1-2	0
523	58144006	RR	R-1-8	R-1-2	0
524	58144007	RR	R-1-8	R-1-2	0
525	58144008	RR	R-1-8	R-1-2	0
526	58144009	RR	R-1-8	R-1-2	0
527	58145001	RR	R-1-8	R-1-2	0
528	58145002	RR	R-1-8	R-1-2	0
529	58145003	RR	R-1-8	R-1-2	0
530	58145004	RR	R-1-8	R-1-2	0
531	58145005	RR	R-1-8	R-1-2	0
532	58145006	RR	R-1-8	R-1-2	0
533	58145010	RR	R-1-8	R-1-2	0
534	58145011	RR	R-1-8	R-1-2	0
535	58145013	RR	R-1-8	R-1-2	0
536	58145014	RR	R-1-8	R-1-2	0
537	58145015	RR	R-1-8	R-1-2	0
538	58145022	RR	R-1-8	R-1-2	0
539	58145023	RR	R-1-8	R-1-2	0
540	58145024	RR	R-1-8	R-1-2	0
541	58145025	RR	R-1-8	R-1-2	0
542	58145027	RR	R-1-8	R-1-2	0
543	58145028	RR	R-1-8	R-1-2	0
544	58145029	RR	R-1-8	R-1-2	0
545	58145030	RR	R-1-8	R-1-2	0
546	58145031	RR	R-1-8	R-1-2	0
547	58145032	RR	R-1-8	R-1-2	0
548	58145033	RR	R-1-8	R-1-2	0
549	58146001	RR	R-1-8	R-1-2	0
550	58146002	RR	R-1-8	R-1-2	0

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
551	58146003	RR	R-1-8	R-1-2	0
552	58146004	RR	R-1-8	R-1-2	0
553	58146005	RR	R-1-8	R-1-2	0
554	58146006	RR	R-1-8	R-1-2	0
555	58146010	RR	R-1-8	R-1-2	0
556	58146019	RR	R-1-8	R-1-2	0
557	58146020	RR	R-1-8	R-1-2	0
558	69601026	RR	A	R-1-2	2
559	70118054	RR	R-1-5	R-1-2	0
560	70118055	RR	R-1-5	R-1-2	0
561	70118056	RR	R-1-5	R-1-2	0
562	70118057	RR	R-1-5	R-1-2	0
563	70603017	TEC	IP	TEC	0
564	70603018	TEC	IP	TEC	0
565	70602020	TEC	IP	TEC	0
566	70602021	TEC	IP	TEC	0
567	56749003	UR	R-M	UR	0
568	56749004	UR	R-M	UR	0
569	56749005	UR	R-M	UR	0
570	56749006	UR	R-M	UR	0
571	56749007	UR	R-M	UR	0
572	56749008	UR	R-M	UR	0
573	56749009	UR	R-M	UR	0
574	56749010	UR	R-M	UR	0
575	56749011	UR	R-M	UR	0
576	56749012	UR	R-M	UR	0
577	56749013	UR	R-M	UR	0
578	56749014	UR	R-M	UR	0
579	56749015	UR	R-M	UR	0
580	56749016	UR	R-M	UR	0
581	56749017	UR	R-M	UR	0
582	56749018	UR	R-M	UR	0
583	56749019	UR	R-M	UR	0
584	56749020	UR	R-M	UR	0
585	56749021	UR	R-M	UR	0

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
586	56749022	UR	R-M	UR	0
587	56749023	UR	R-M	UR	0
588	56749024	UR	R-M	UR	0
589	56749025	UR	R-M	UR	0
590	56749026	UR	R-M	UR	0
591	56749027	UR	R-M	UR	0
592	56749028	UR	R-M	UR	0
593	56749029	UR	R-M	UR	0
594	56749030	UR	R-M	UR	0
595	56749031	UR	R-M	UR	0
596	56749032	UR	R-M	UR	0
597	56749033	UR	R-M	UR	0
598	56749034	UR	R-M	UR	0
599	56749035	UR	R-M	UR	0
600	56749049	UR	R-M	UR	0
601	56749052	UR	R-M	UR	0
602	56749053	UR	R-M	UR	0
603	56749057	UR	R-M	UR	0
604	56751001	UR	R-M	UR	0
605	56751002	UR	R-M	UR	0
606	56751003	UR	R-M	UR	0
607	56751004	UR	R-M	UR	0
608	56751005	UR	R-M	UR	0
609	56751006	UR	R-M	UR	0
610	56751007	UR	R-M	UR	0
611	56751008	UR	R-M	UR	0
612	56751009	UR	R-M	UR	0
613	56751010	UR	R-M	UR	0
614	56751011	UR	R-M	UR	0
615	56751012	UR	R-M	UR	0
616	56751013	UR	R-M	UR	0
617	56751014	UR	R-M	UR	0
618	56751022	UR	R-M	UR	0
619	56751023	UR	R-M	UR	0
620	56751024	UR	R-M	UR	0

No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
621	56751025	UR	R-M	UR	0
622	56751026	UR	R-M	UR	0
623	56751027	UR	R-M	UR	0
624	56751028	UR	R-M	UR	0
625	56751029	UR	R-M	UR	0
626	56751030	UR	R-M	UR	0
627	56751031	UR	R-M	UR	0
628	56751032	UR	R-M	UR	0
629	56751033	UR	R-M	UR	0
630	56751034	UR	R-M	UR	0
631	56751035	UR	R-M	UR	0
632	56751036	UR	R-M	UR	0
633	56751037	UR	R-M	UR	0
634	56751038	UR	R-M	UR	0
635	56751039	UR	R-M	UR	0
636	56751040	UR	R-M	UR	0
637	56751041	UR	R-M	UR	0
638	56751042	UR	R-M	UR	0
639	56751045	UR	R-M	UR	0
640	56751046	UR	R-M	UR	0
641	56751048	UR	R-M	UR	0
642	56751049	UR	R-M	UR	0
643	56751050	UR	R-M	UR	0
644	56751051	UR	R-M	UR	0
645	56751052	UR	R-M	UR	0
646	56752001	UR	R-M	UR	0
647	56752002	UR	R-M	UR	0
648	56752003	UR	R-M	UR	0
649	56752004	UR	R-M	UR	0
650	56752005	UR	R-M	UR	0
651	56752006	UR	R-M	UR	0
652	56752007	UR	R-M	UR	0
653	56752008	UR	R-M	UR	0
654	56752009	UR	R-M	UR	0
655	56752010	UR	R-M	UR	0

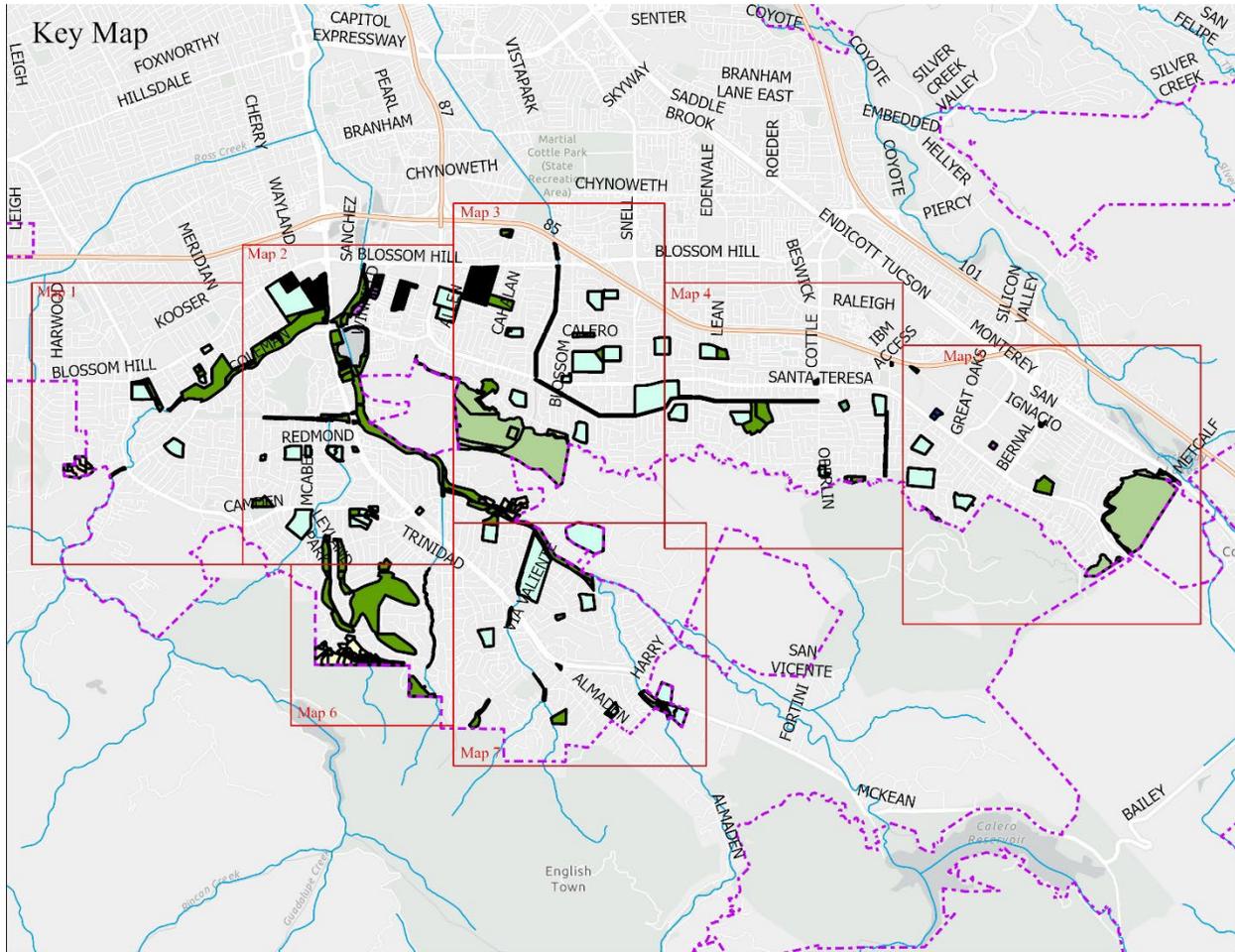
No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
656	56752011	UR	R-M	UR	0
657	56752012	UR	R-M	UR	0
658	56752013	UR	R-M	UR	0
659	56752014	UR	R-M	UR	0
660	56752015	UR	R-M	UR	0
661	56752016	UR	R-M	UR	0
662	56752017	UR	R-M	UR	0
663	56752018	UR	R-M	UR	0
664	56752019	UR	R-M	UR	0
665	56752020	UR	R-M	UR	0
666	56752021	UR	R-M	UR	0
667	56752022	UR	R-M	UR	0
668	56752023	UR	R-M	UR	0
669	56752024	UR	R-M	UR	0
670	56752025	UR	R-M	UR	0
671	56752026	UR	R-M	UR	0
672	56752027	UR	R-M	UR	0
673	56752028	UR	R-M	UR	0
674	56752029	UR	R-M	UR	0
675	56752030	UR	R-M	UR	0
676	56752031	UR	R-M	UR	0
677	56752032	UR	R-M	UR	0
678	56752033	UR	R-M	UR	0
679	56752034	UR	R-M	UR	0
680	56752035	UR	R-M	UR	0
681	56752036	UR	R-M	UR	0
682	56752037	UR	R-M	UR	0
683	56752038	UR	R-M	UR	0
684	56752039	UR	R-M	UR	0
685	56752040	UR	R-M	UR	0
686	56752041	UR	R-M	UR	0
687	56752042	UR	R-M	UR	0
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689	56752044	UR	R-M	UR	0
690	56752045	UR	R-M	UR	0

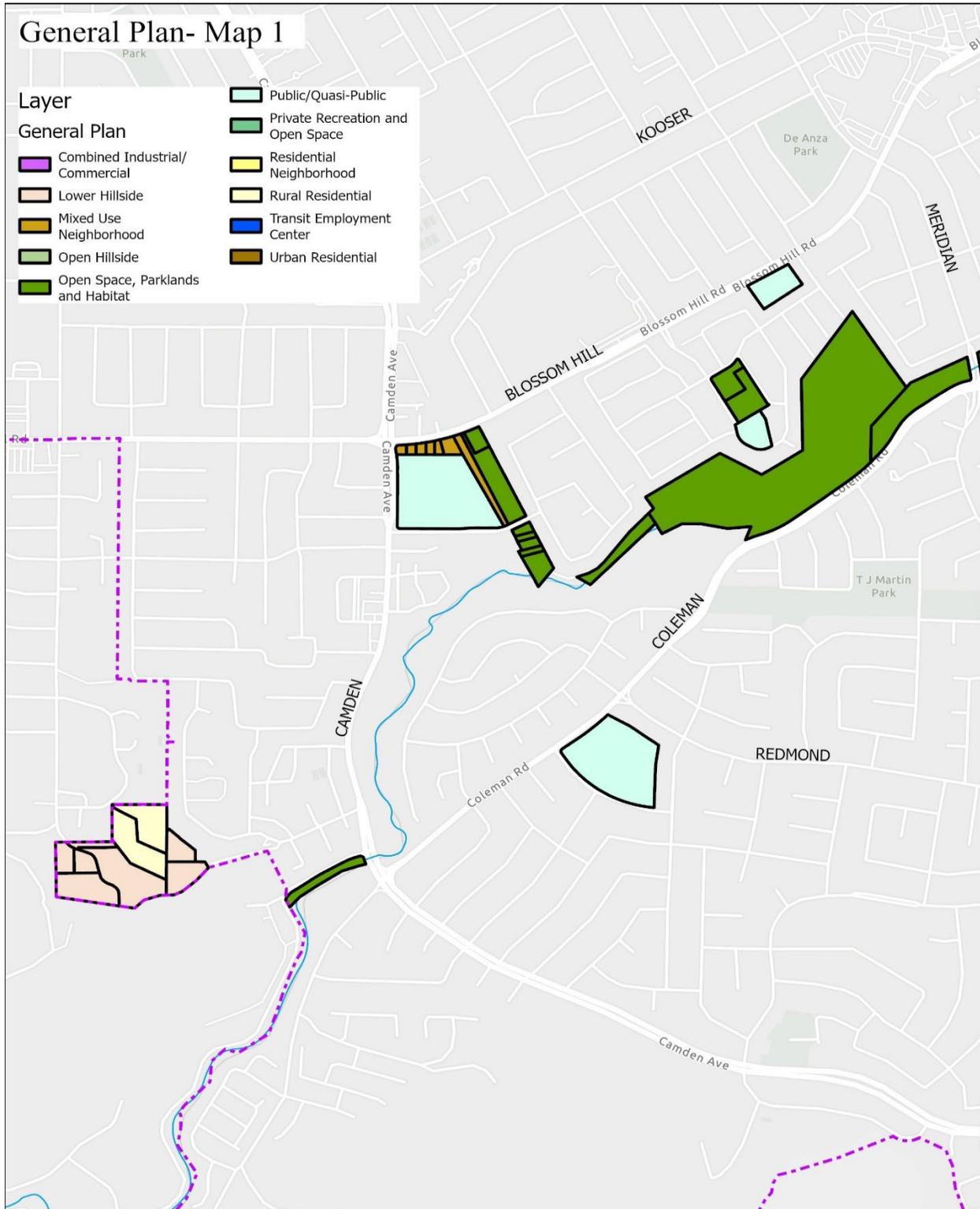
No	APN	Existing General Plan Designation	Existing Zoning District	Proposed Zoning District	Density Change (Residential Units)
691	56752048	UR	R-M	UR	0
692	56752049	UR	R-M	UR	0
693	56752050	UR	R-M	UR	0
694	56752051	UR	R-M	UR	0
695	56752052	UR	R-M	UR	0
696	56752053	UR	R-M	UR	0
697	56752054	UR	R-M	UR	0
698	56752055	UR	R-M	UR	0
699	56752056	UR	R-M	UR	0
700	56752058	UR	R-M	UR	0
701	56752059	UR	R-M	UR	0
702	57715014	UR	CP	UR	-13

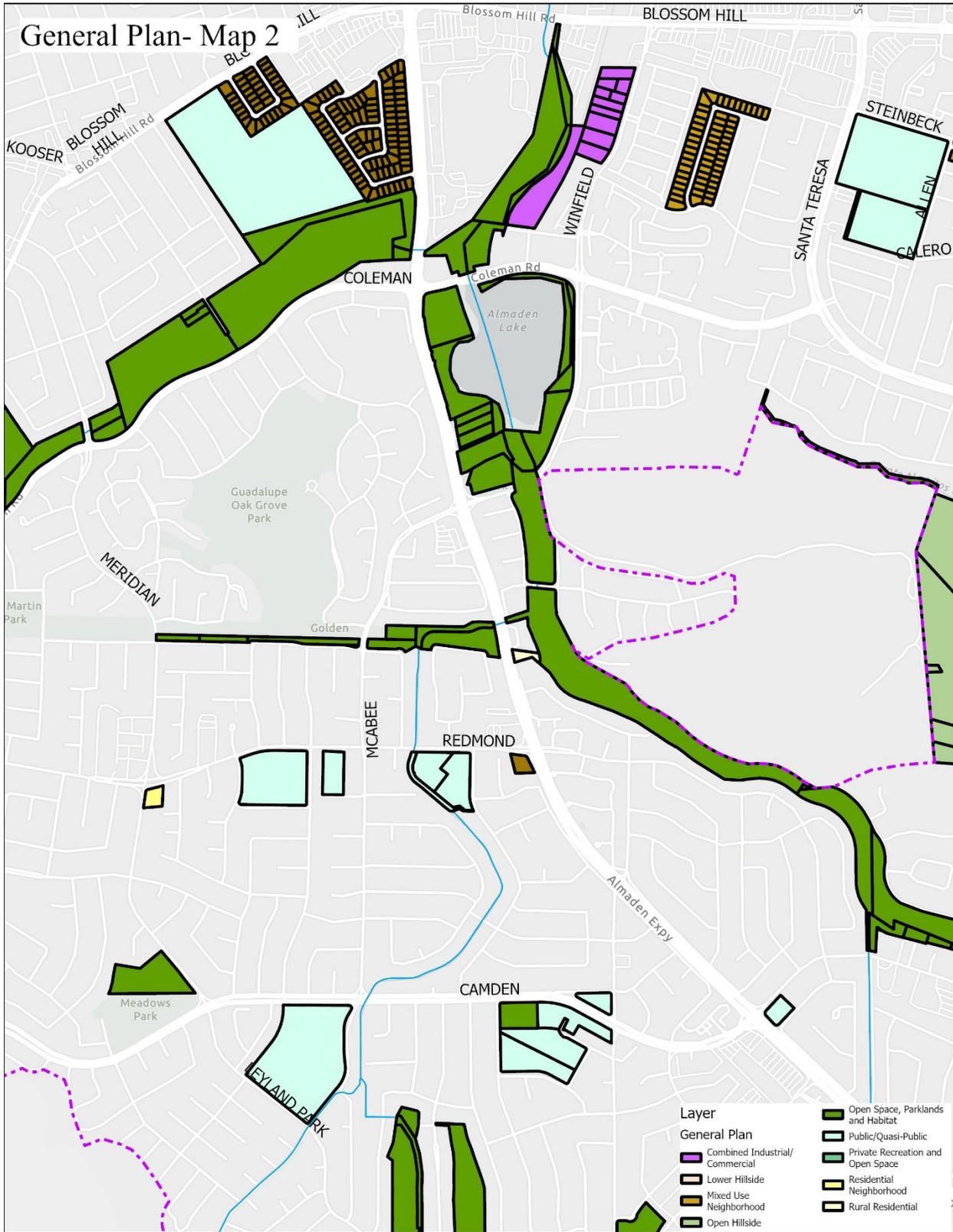
## EXHIBIT "B"

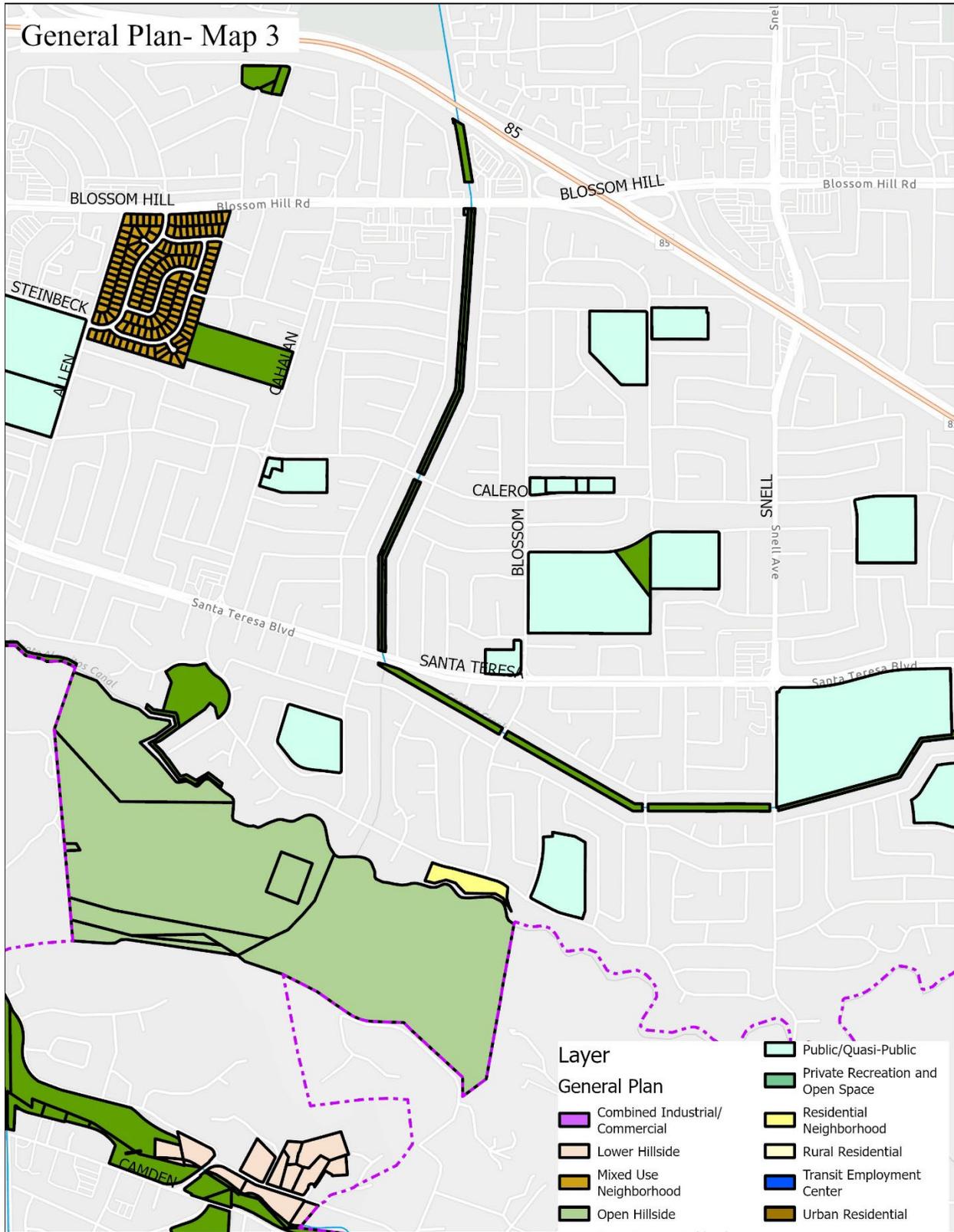
### EXISTING GENERAL PLAN DESIGNATION AND EXISTING AND PROPOSED ZONING DISTRICT MAPS

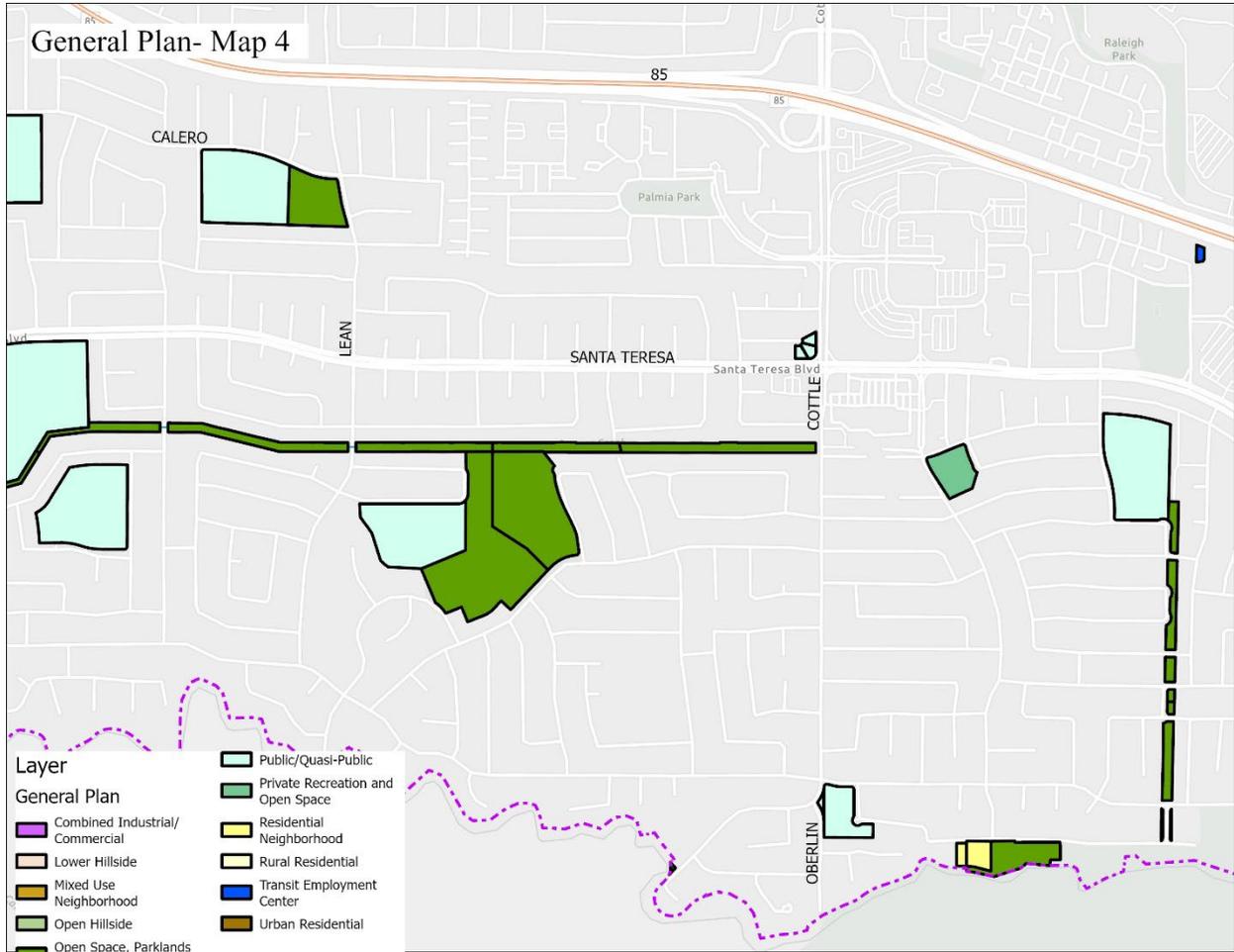
File Nos C24-001, C24-003, C24-004, C24-005, C24-006, C24-007, C24-008, C24-009, and C24-010: The Zoning District Map is hereby amended as follows:

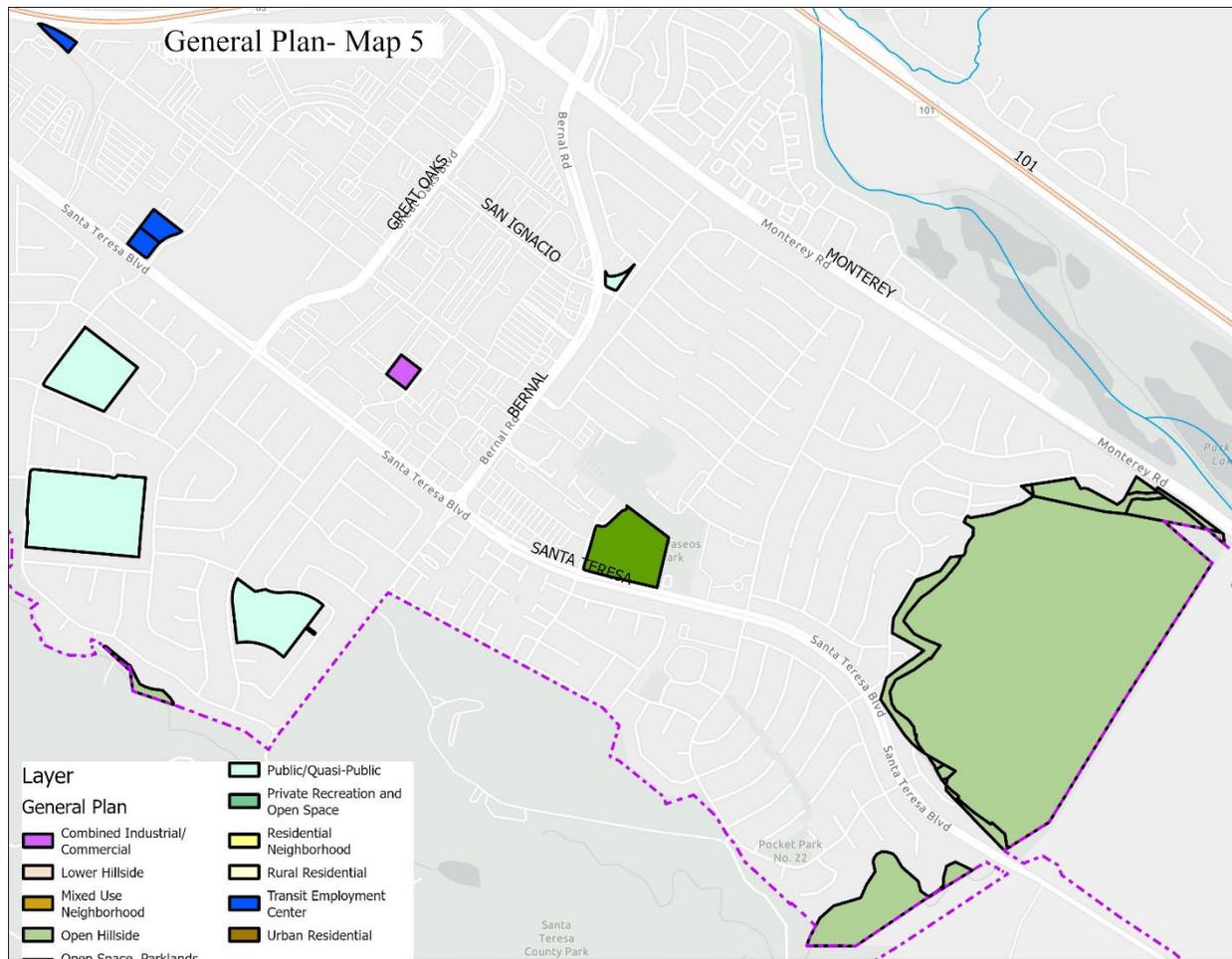


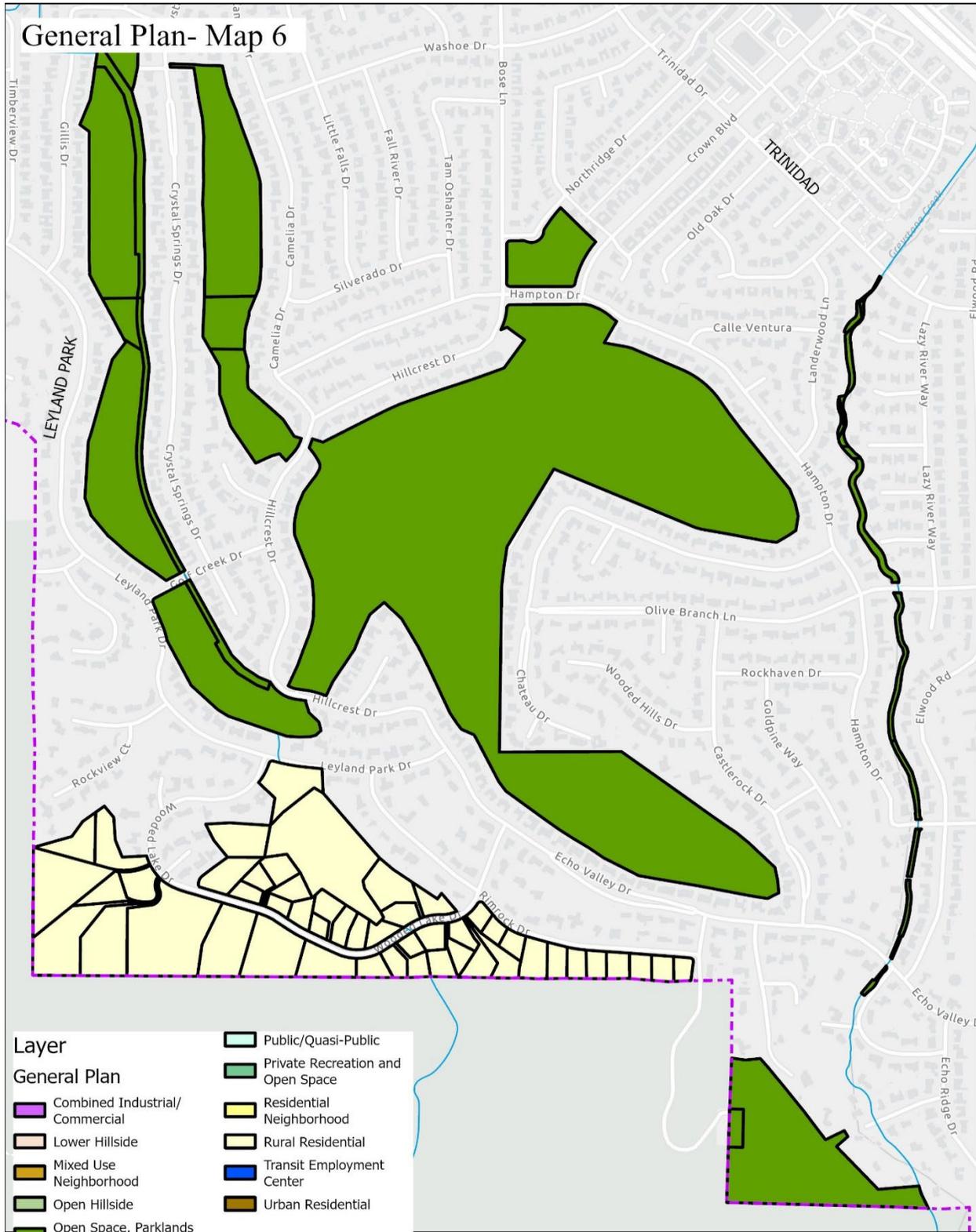


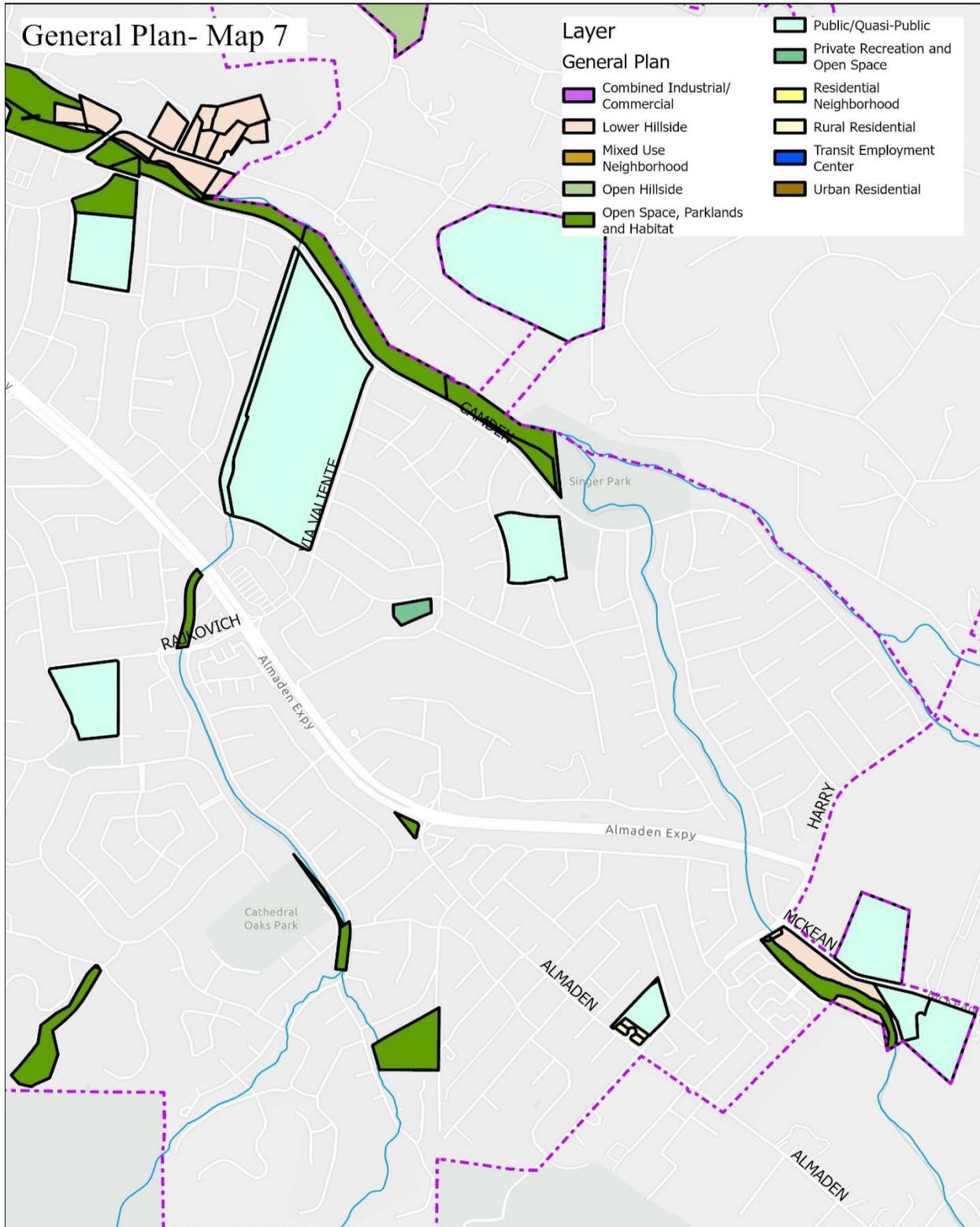


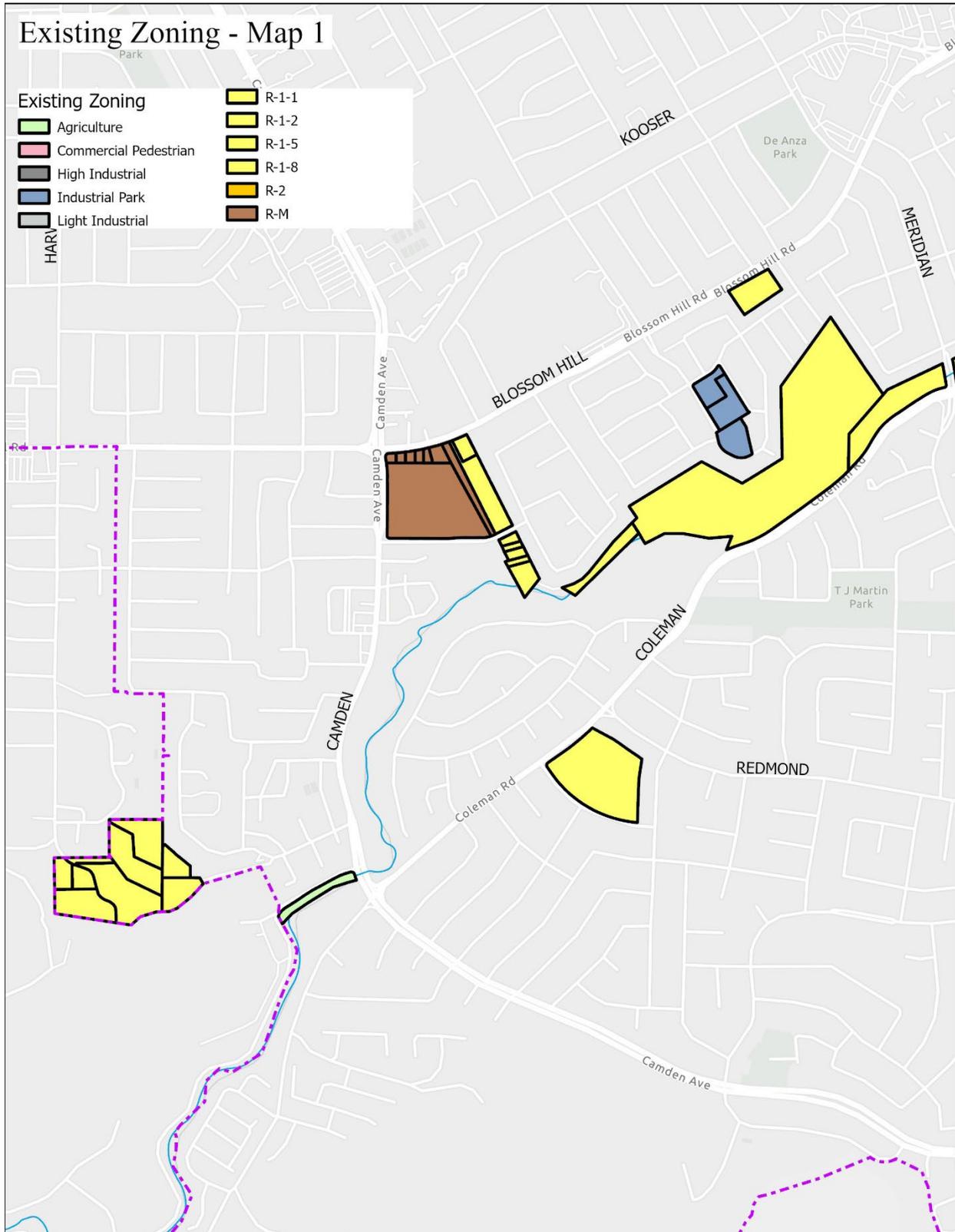


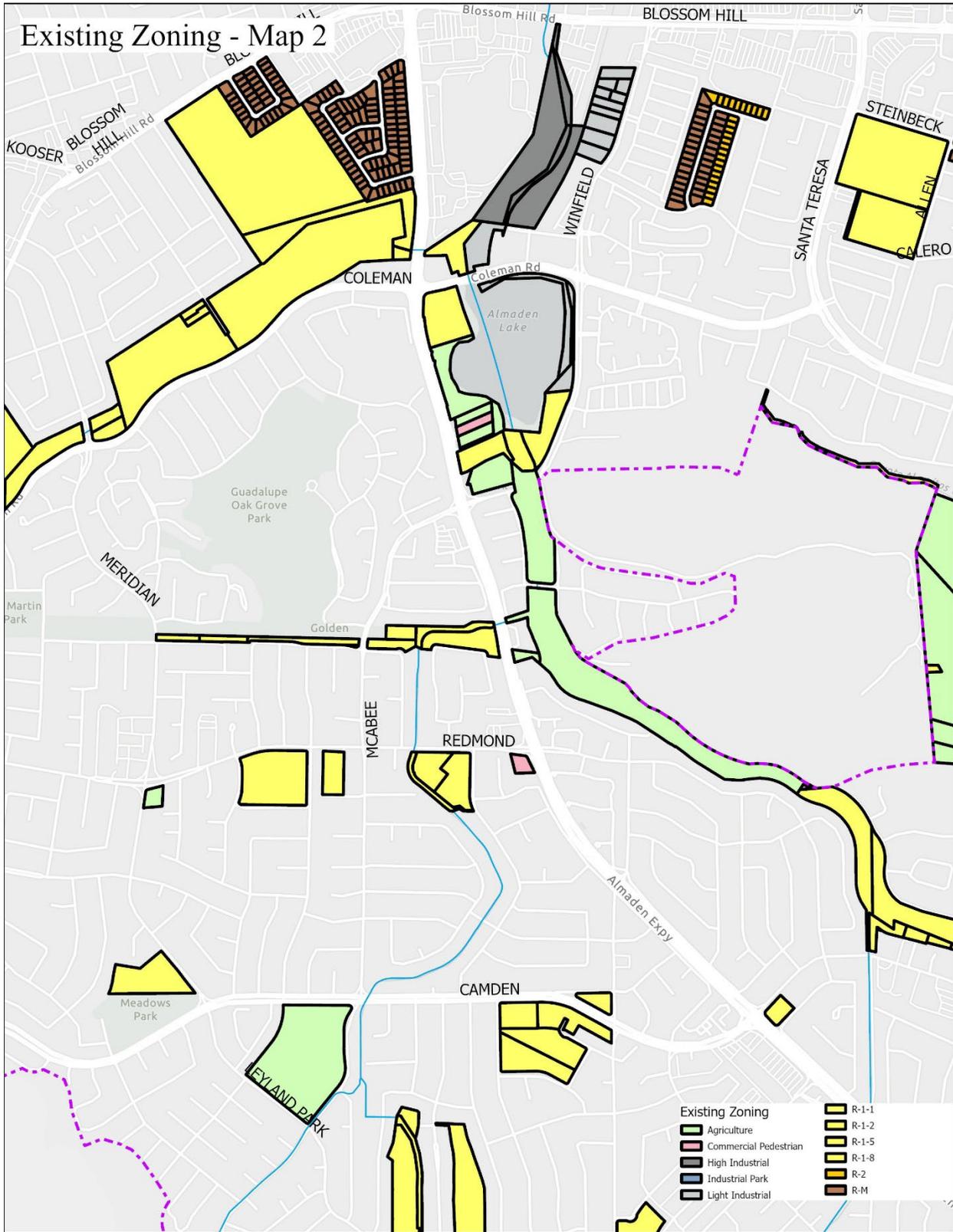












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Council Agenda: \_\_\_\_\_

Item No.: \_\_\_\_\_

**DRAFT – Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.**

