

CITY OF SAN JOSÉ, CALIFORNIA  
Department of Planning, Building and Code Enforcement  
801 North First Street, Room 400  
San José, California 95110-1795

Hearing Date/Agenda Number  
C.C. 01-25-05

11.5

File Number  
C04-113

Application Type  
Conforming Rezoning

Council District  
6

Planning Area  
Central

Assessor's Parcel Number(s)  
277-21-009

## STAFF REPORT

### PROJECT DESCRIPTION

Completed by: Erin Morris

Location: East side of Page Street, approximately 460 feet northerly of Chiechi Avenue

Gross Acreage: 0.25

Net Acreage: 0.25

Net Density: N/A

Existing Zoning: Unincorporated

Existing Use: Single-family residence

Proposed Zoning: R-M Multiple Residence District

Proposed Use: Multi-family Residential

### GENERAL PLAN

Completed by: ELM

Land Use/Transportation Diagram Designation  
Medium High Density Residential (12-25 DU/AC)

Project Conformance:  
 Yes  No  
 See Analysis and Recommendations

### SURROUNDING LAND USES AND ZONING

Completed by: ELM

North: Multi-family residential

Unincorporated

East: Commercial

CP Commercial Pedestrian

South: Multi-family residential

Unincorporated

West: Multi-family residential

Unincorporated

### ENVIRONMENTAL STATUS

Completed by: ELM

Environmental Impact Report found complete (GP 2020 EIR certified 8/16/1994)  
 Negative Declaration circulated on  
 Negative Declaration adopted on

Exempt  
 Environmental Review Incomplete

### FILE HISTORY

Completed by: ELM

Annexation Title: Unincorporated

Date: n/a

### PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval  
 Approval with Conditions  
 Denial  
 Uphold Director's Decision

Date: January 3, 2005

Approved by: *Susan Walton*  
 Action  
 Recommendation

### OWNER

Mazen Arabi  
6929 Azalea Drive  
San Jose, CA 95120

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**PUBLIC AGENCY COMMENTS RECEIVED**

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Completed by: ELM

**Department of Public Works**

None received

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**Other Departments and Agencies**

None received

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**GENERAL CORRESPONDENCE**

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None received

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**ANALYSIS AND RECOMMENDATIONS**

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**BACKGROUND**

The applicant is requesting to prezone the subject 0.25 gross-acre site from unincorporated County to R-M Multiple Residence District to allow multi-family residential uses. The site is currently developed with a single-family residence. The site is surrounded by residential uses to the north, west, and south, and commercial uses to the east. The applicant has stated his intent to file an Annexation request early this year. A Site Development Permit will be required to allow demolition of the existing structures and construction of multi-family housing.

**ENVIRONMENTAL REVIEW**

The environmental impacts of this project were addressed by a Final EIR entitled, "San José 2020 General Plan EIR," which was certified on August 16, 1994, by the City of San José City Council Resolution Number: 65459

**GENERAL PLAN CONFORMANCE**

The site is designated Medium High Density Residential (12-25 DU/AC) on the San Jose 2020 General Plan Land Use/Transportation Diagram. The proposed R-M Multiple Residence Zoning District is consistent with this designation.

**ANALYSIS**

The proposed pre zoning to R-M Multiple Residence District will bring the zoning into conformance with the General Plan and facilitate annexation of the site and implementation of uses that are consistent with the *Medium High Density Residential* designation and compatible with surrounding uses.

**PUBLIC OUTREACH**

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site. Staff has been available to discuss the proposal with members of the public.

## **COORDINATION**

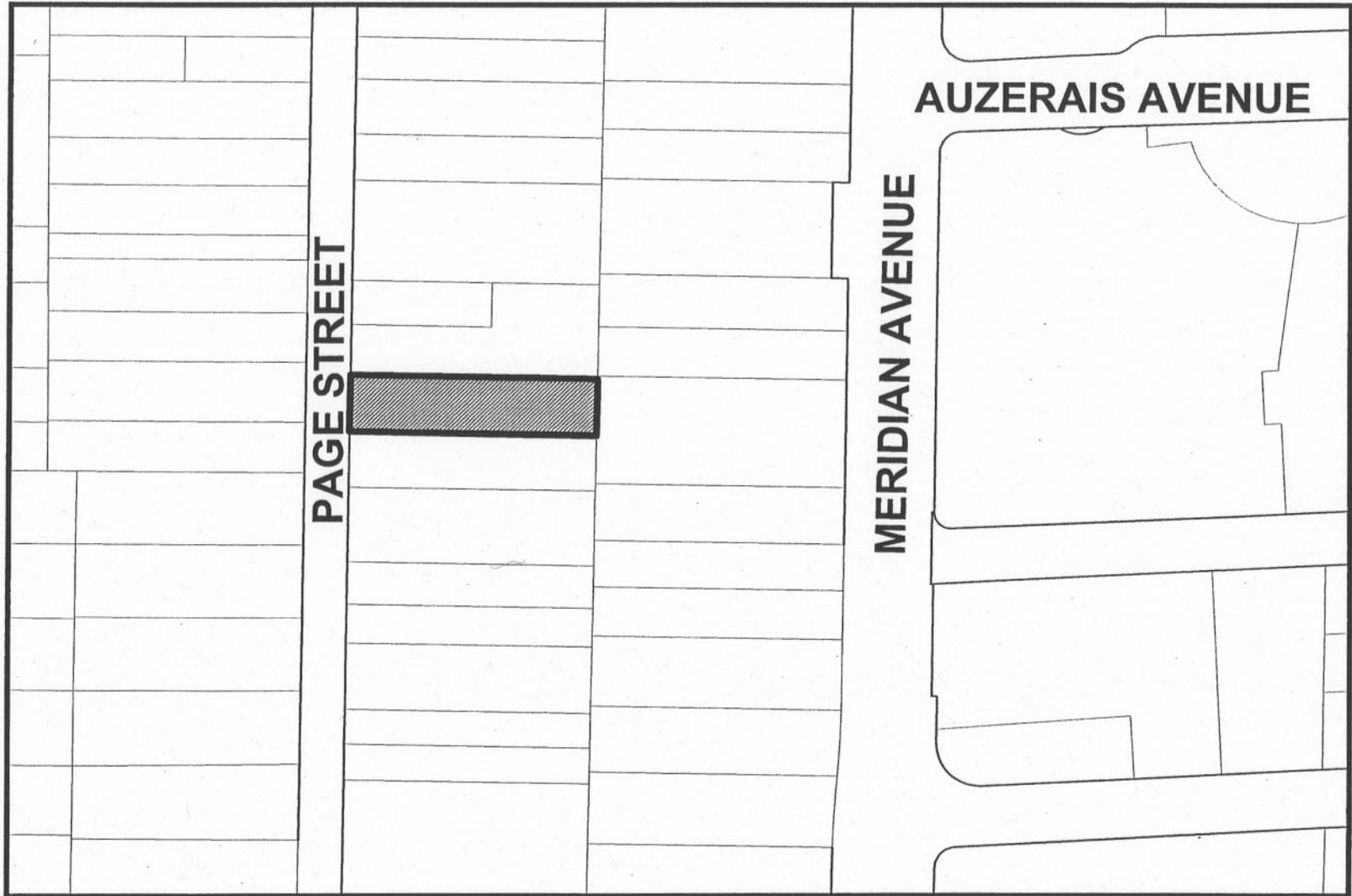
This project was coordinated with the Department of Public Works, Fire Department, Building Division, Environmental Services Department and the City Attorney.

## **RECOMMENDATION**

Planning staff recommends approval of the proposed zoning for the following reasons:

1. The proposed rezoning is in conformance with the General Plan Land Use/Transportation Diagram designation of Medium High Density Residential (12-25 DU/AC).
2. The proposed rezoning will facilitate development of this site that is compatible with the surrounding uses.

Attachments



Scale: 1"=140'

Map Created On:  
12/14/2004

File No: C04-113

District: 06

Quad No: 62