

CITY OF SAN JOSÉ, CALIFORNIA  
Department of Planning, Building and Code Enforcement  
200 East Santa Clara Street  
San José, California 95113

Hearing Date/Agenda Number  
CC: 10-16-2007 11.5

File Number: C07-069

## STAFF REPORT

Application Type:  
Conforming Conventional Rezoning

Council District: 10

SNI: Hoffman/Via Monte

Planning Area: Cambrian/Pioneer

Assessor's Parcel Number: 567-50-005,  
-011, -012, -013, -015, -017 & -018

### PROJECT DESCRIPTION

Completed by: Ed Schreiner

Location: The area generally bound by Blossom Hill Road on the north, Gallup Drive to the west, Mesa Drive to the south, and Almaden Expressway to the east

Gross Acreage: 10.2

Net Acreage: N/A Net Density: N/A

Existing Zoning: CP – Commercial Pedestrian

Existing Use: Commercial

Proposed Zoning: CG – Commercial General

Proposed Use: Commercial

### GENERAL PLAN

Land Use/Transportation Diagram Designation:  
Regional Commercial

Project Conformance:  
 Yes  No  
 See Analysis and Recommendations

### SURROUNDING LAND USES AND ZONING

North: Almaden Plaza Shopping Center

A(PD) Planned Development

East: Almaden Square Shopping Center

CG Commercial General

South: Apartments

R-M Multiple Residence

West: Church and Community Center

CP Commercial Pedestrian and CN Commercial  
Neighborhood

### ENVIRONMENTAL STATUS

Environmental Impact Report (GP2020 EIR certified 8-16-94)  
 Negative Declaration circulated on  
 Negative Declaration adopted on

Exempt  
 Environmental Review Incomplete

### FILE HISTORY

Date Filed: August 29, 2007

Annexation Title: Coleman No. 1

Date: May 31, 1957

### PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval  
 Approval with Conditions  
 Denial  
 Uphold Director's Decision

Date: 09-26-07

Approved by:   
 Action  
 Recommendation

### OWNERS

Pueblo Plaza Partnership  
19285 Mockingbird Lane  
San Jose, CA 95120  
(408) 997-7011

### APPLICANTS

Dennis Dornan, Field Paoli Architects, Inc.  
150 California Street, 7<sup>th</sup> Floor  
San Francisco, CA 94111  
(415) 788-6606

**PUBLIC AGENCY COMMENTS RECEIVED**

Completed by: E.Schreiner

Department of Public Works: None

Other Departments and Agencies: None

**GENERAL CORRESPONDENCE:**

None received

**ANALYSIS AND RECOMMENDATIONS****BACKGROUND**

Pueblo Plaza Partnership is requesting a conforming conventional rezoning of the subject property from the CP – Commercial Pedestrian Zoning District to the CG – Commercial General Zoning District to allow more flexible development of the site in the future.

The 10.2 gross acre site is currently developed with four commercial buildings constructed in approximately 1968. Physical changes to the site and to the existing building are not considered as part of this application. Any future alterations to the site require a subsequent Development Permit. There is currently a Conditional Use Permit (File No. CP07-072) pending for the site which proposes to remove two retail buildings at the south of the site and construct an addition to the existing building located on the southeast portion of the site to be used for retail uses. The parking lot and landscaping are also proposed to be renovated and enhanced

The site is roughly trapezoidal in shape, with approximately 700 feet of frontage along Blossom Hill Road, 500 feet of frontage along Almaden Expressway, 750 feet of frontage along Mesa Drive and approximately 570 feet of frontage along Gallup Drive. The site is surrounded by commercial uses to the north and to the east, by apartments to the south, and a church and community center to the west.

**GENERAL PLAN CONFORMANCE**

The proposed rezoning to the CG Commercial General Zoning District is consistent with the site's San Jose 2020 General Plan Land Use/Transportation Diagram designation of Regional Commercial in that this designation supports regional shopping centers which are best accommodated in the CG Zoning District.

**ENVIRONMENTAL REVIEW**

The environmental impacts of this project were addressed by a Final EIR entitled, "San José 2020 General Plan EIR." On August 16, 1994, the City Council adopted Resolution Number 65459 making findings for adoption of the San Jose 2020 General Plan.

**ANALYSIS**

The proposed rezoning to CG - Commercial General Zoning District would facilitate commercial uses consistent with the enumerated uses noted in the Zoning Ordinance and the Regional Commercial General Plan designation.

The proposed rezoning to the CG –Commercial General Zoning District will allow the continuation and expansion of existing commercial buildings and uses on the property, consistent with the development pattern along Almaden Expressway and the surrounding area. All uses of the CP Commercial Pedestrian Zoning District are allowed within the CG Commercial General Zoning District; however, the CG Zoning District has designated setbacks and site design criteria that are more appropriate for a regional shopping center.

## **PUBLIC OUTREACH**

The property owners and occupants within a 500-foot radius were sent public hearing notices for the City Council hearing. This staff report has been posted on the City's web site. Signage has been posted at the site to inform the public about the proposed change. Staff has been available to discuss the proposal with interested members of the public.

The proposed rezoning is located in the Hoffman/Via Monte SNI area. Future on-site development including the pending Conditional Use Permit will be referred to the NAC and a neighborhood meeting held prior to those development projects having a public hearing for approval.

## **COORDINATION**

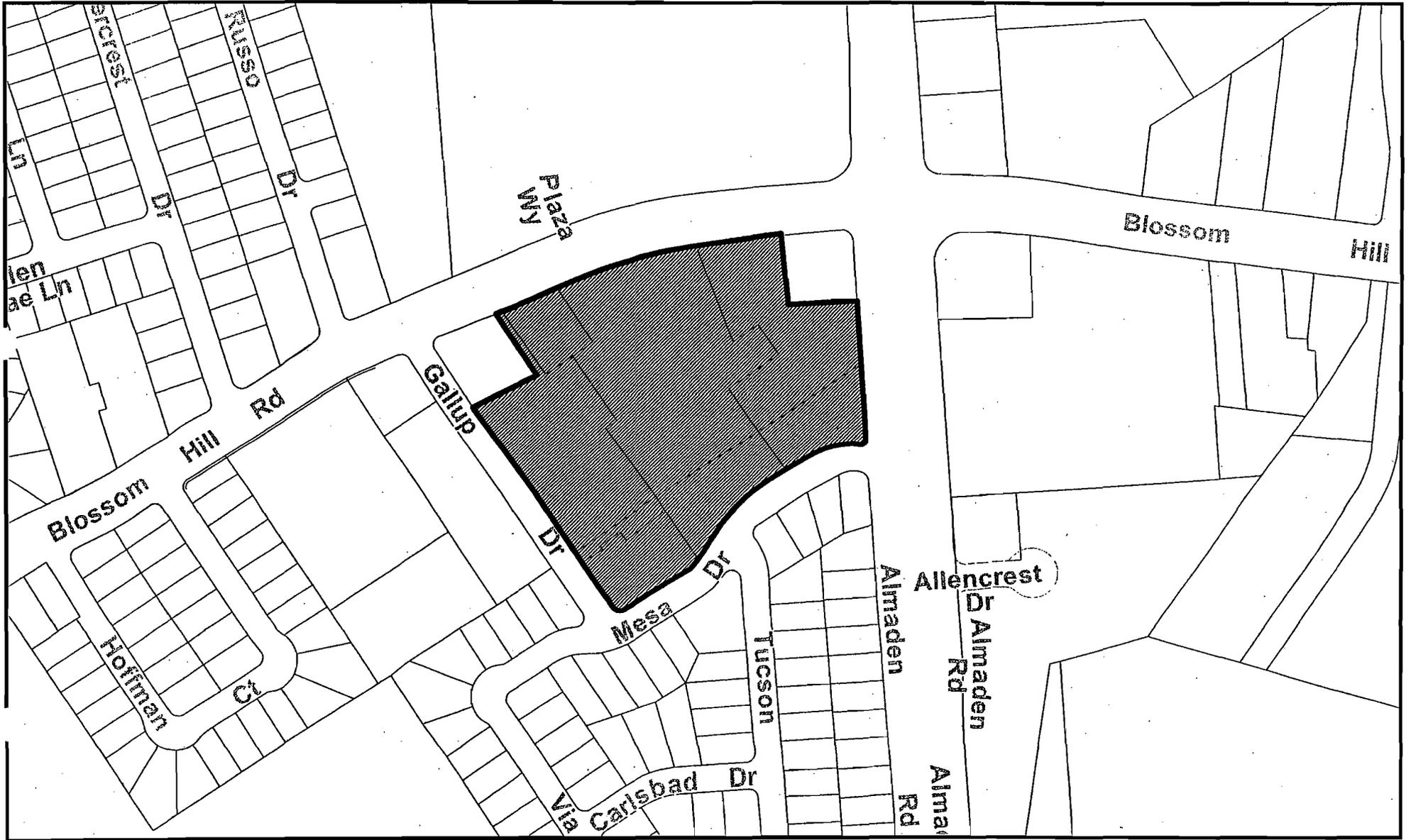
This project was coordinated with the Department of Public Works, Fire Department, Building Division, Environmental Services Department and the City Attorney.

## **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 General Commercial.
2. The proposed rezoning would allow commercial uses on this site which is compatible with the surrounding residential uses.

Attachments:  
Location Map



08/30/2007

Scale: 1"= 300'  
Noticing Radius: 500 feet

File No: C07-069

District: 10

Quad No: 128