

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
CC.11.16.04 Item No.

File Number
C04-087

Application Type
Conforming Rezoning

Council District
7

Planning Area
South

Assessor's Parcel Number(s)
462-01-016

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Reena Mathew

Location: Northeast corner of Snell Avenue and Hillsdale Avenue

Gross Acreage: 2.4 acres Net Acreage: 2.4 acres Net Density: N/A

Existing Zoning: IP Industrial Park Existing Use: Industrial Building

Proposed Zoning: LI Light Industrial Proposed Use: Industrial Uses

GENERAL PLAN

Completed by: RM

Land Use/Transportation Diagram Designation
LI Light Industrial

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by:

North: Undeveloped County

East: Industrial Use IP Industrial Park

South: Mobile Home Park R-MH Residence- Mobile Home

West: Industrial Use IP Industrial Park

ENVIRONMENTAL STATUS

Completed by: RM

Environmental Impact Report found complete (Use of GP 2020 EIR)
 Negative Declaration circulated on
 Negative Declaration adopted on

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: RM

Annexation Title: Edenvale No. 11-A

Date: 05/03/68

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions
 Denial
 Uphold Director's Decision

Date:

Approved by: _____
 Action
 Recommendation

APPLICANT/OWNER

CONTACT PERSON

James & Jo Anne Matthews
1985 Quail Meadow Road
Los Altos, CA 94024

Mr. John Moniz
HMH Engineers
1570 Oakland Road
San Jose, CA - 95131

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: Reena Mathew

Department of Public Works

No comments

Other Departments and Agencies

None received

GENERAL CORRESPONDENCE

None received

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant is requesting to rezone the subject 2.4 gross-acre site from IP Industrial Park Zoning District to LI Light Industrial Zoning District to allow industrial uses. The subject property is currently developed in 1980 with a 38,500 square foot, one story industrial R & D building. The property owner has expressed interested in utilizing the existing building as an auto repair facility associated with one of the new car dealerships currently located on Capitol Expressway. Sales of new cars would not be proposed nor be allowed under LI Light Industrial Zoning District. There are no proposals associated with a remodel or expansion of the existing building currently on file. Any such proposal would be subject to a subsequent Site Development Permit.

The uses surrounding the subject site include industrial uses to the east and west, undeveloped county lands to the north, and a mobile home trailer park to the south. The neighborhood is generally characterized by predominantly industrial uses.

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 Light Industrial by the Communication Hills Specific Plan and the San Jose 2020 General Plan Land Use/Transportation Diagram. The Zoning Ordinance, pursuant to section 20.120.110, identifies that the proposed LI Light Industrial Zoning District is consistent with the General Plan Land Use/Transportation Diagram designation of Light Industrial.

ANALYSIS

The proposed rezoning to LI Light Industrial will bring the zoning into conformance with the General Plan and facilitate implementation of uses on the site that are consistent with the Light Industrial designation and which are compatible with surrounding industrial uses.

Based on preliminary discussions with the property owner, the proposed use of the site as an auto repair facility would be an allowed use within the LI Light Industrial Zoning District. As previously indicated, although no significant site modifications are currently proposed, any such changes would be subject to the Site Development Permit process.

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. The City Council agendas are posted on the City of San Jose website with copies of this staff report. Staff has been available to discuss the proposal with members of the public.

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 Light Industrial.
2. The proposal is consistent with the Communications Hill Specific Plan.
3. The proposed rezoning will facilitate development of this site that is compatible with the surrounding uses.

Attachments